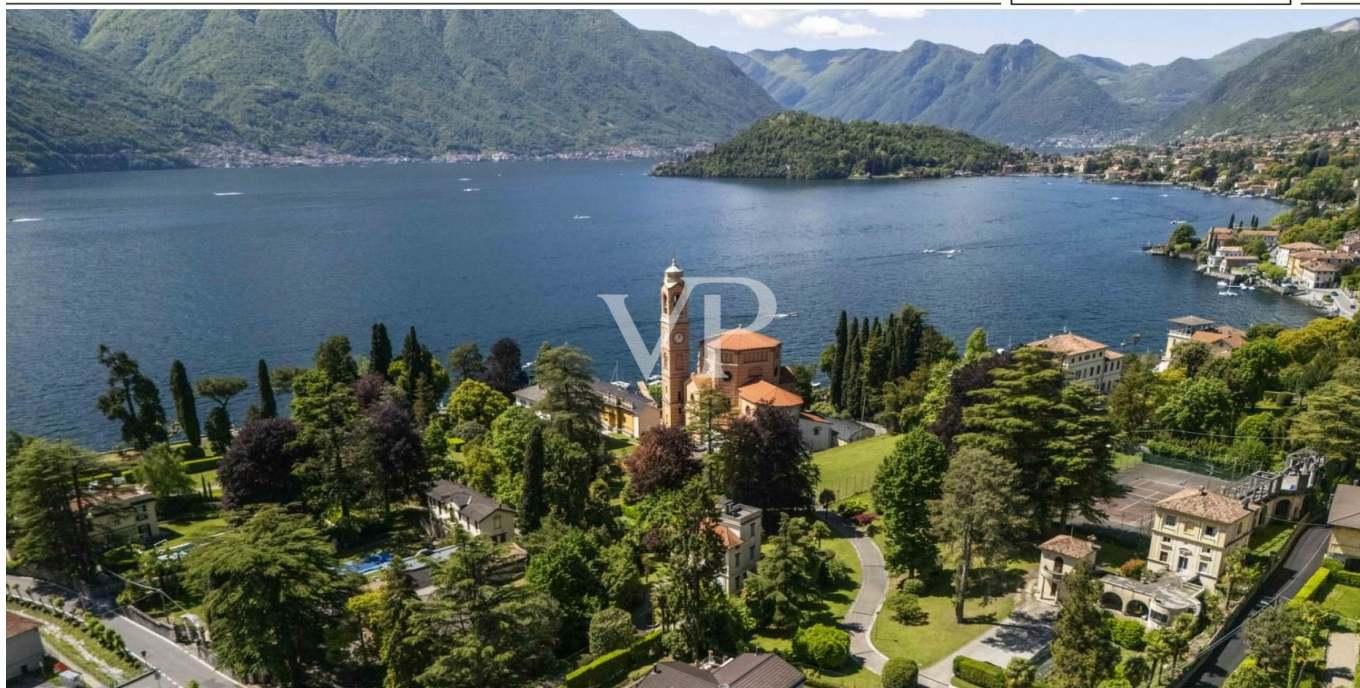


Tremezzina Tremezzo – Tremezzo

# Lake Como - Beautiful villa with swimming pool and internal elevator

Property ID: IT242941523



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 3.750.000 EUR • ROOMS: 10 • LAND AREA: 1.500 m<sup>2</sup>

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Property ID: IT242941523 - 22016 Tremezzina Tremezzo – Tremezzo

## At a glance

|                      |             |                |                                          |
|----------------------|-------------|----------------|------------------------------------------|
| Property ID          | IT242941523 | Purchase Price | 3.750.000 EUR                            |
| Available from       | 04.07.2025  | Commission     | Subject to commission                    |
| Rooms                | 10          | Total Space    | ca. 618 m <sup>2</sup>                   |
| Bedrooms             | 3           | Equipment      | Terrace, Swimming pool, Sauna, Fireplace |
| Bathrooms            | 3           |                |                                          |
| Year of construction | 1873        |                |                                          |
| Type of parking      | 6 x Garage  |                |                                          |

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## Energy Data

|                                |                    |
|--------------------------------|--------------------|
| Type of heating                | Underfloor heating |
| Energy Source                  | Light natural gas  |
| Energy certificate valid until | 26.07.2028         |
| Power Source                   | Gas                |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 99.45 kWh/m²a             |
| Energy efficiency class                              | D                         |
| Year of construction according to energy certificate | 1873                      |

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## The property



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## The property



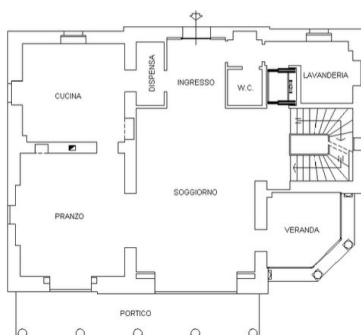
Property ID: IT242941523 - 22016 Tremezzina Tremezzo – Tremezzo

## The property

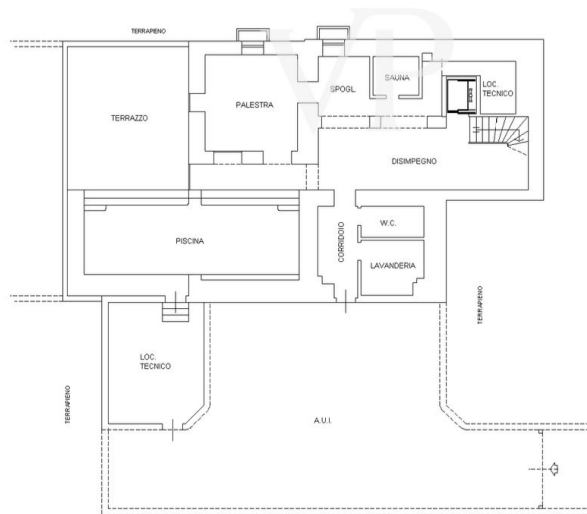


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## Floor plans



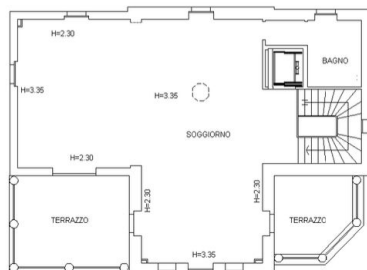
PIANO TERRA (H=3,00)



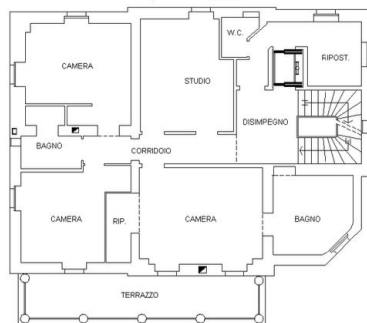
ma planimetria in atti

PIANO SOTTOSTRADA 1 (H=2,70)





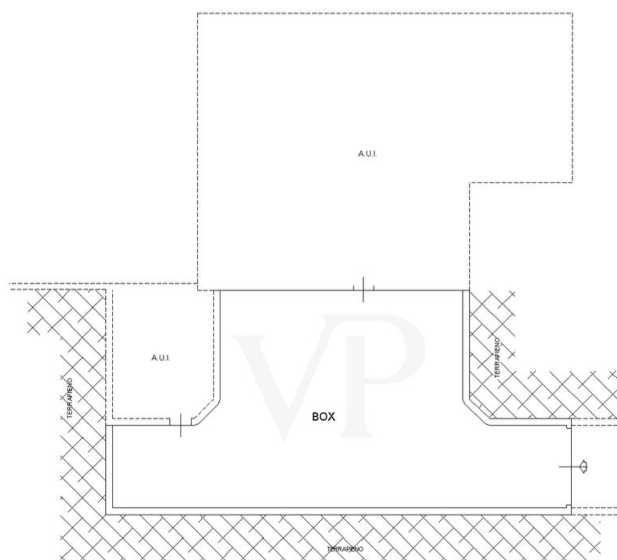
PIANO SECONDO



PIANO PRIMO (H=2,75)

planimetria in atti





PIANO SOTTOSTRADA 1 (H=2,40)

metria in atti



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

One of a kind, this iconic property is the epitome of elegance. Built in 1873, Villa Chopin has been completely restored and redecorated since 2003 with attention to detail and design using the highest quality finishes and furnishings to create one of the most beautiful villas on Lake Como. Gardens of approximately 1,500 square meters surround the property, which offers magical views of the lake, mountains and Tremezzina. The entrance to the main villa is characterized by a large modern doorway of refined and unique design. This floor features a vast double living room with high ceilings with frescoes from the early 1900s restored during the renovation and large windows overlooking the garden. A breathtaking tea room, ideal for hosting friends and family in privacy and intimacy with large windows and a spacious dining room with a fireplace. A large modern kitchen equipped with a charming fireplace and a bathroom. Connecting the living floor with the sleeping floor, the attic and the basement hobby area is an elevator and a majestic original modern staircase in marble design with iron frame and handcrafted handmade railing. The second floor includes three bedrooms, a study and a maid's area. The large master suite with frescoes from the early 1900s restored during the renovation has a private bathroom with whirlpool bath and shower and a walk-in closet, as well as access to the balcony that overlooks the beautiful gardens and offers sweeping views of the lake. The junior master bedroom and an additional junior bedroom have a bathroom with shower, as well as a maid's room with its own bathroom. The attic floor features a high beamed ceiling over a large living room with a fireplace, two terraces, and a private bathroom. The rooftop terrace offers beautiful views of the lake and is ideal for sunset aperitifs, lunches and dinners. The villa offers going down to the basement a hobby room, a small spa with sauna that can accommodate 4 to 6 people with shower as well as a swimming pool, 12 m long and 3 m wide, with an elegant and modern design covered with marble worked in bas-relief, partly covered with reverse current and partly outside on an outdoor lounge area hypogeal to the garden that enjoys extreme privacy.

All floors in the house are made of bamboo, and the property features marble bas-reliefs on both the exterior columns in the house and on the fireplaces.

The entire plumbing, electrical, and mechanical infrastructure of the house has been modernized and replaced, including energy-efficient underfloor heating and cooling, solar hot water panels, and geothermal with heat pump. The home automation system, with which various functions can be conveniently controlled from an app, makes it a truly smart and modern home, as does the garage with electric charging facilities that can store as many as 6 cars.

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## Details of amenities

Garden of 1500 sqm  
Fireplace  
Indoor elevator  
Swimming pool 12 m x 3 m  
Hobby room  
Spa with sauna  
Terrace with view of Lake Como  
Solar panels and air conditioning system  
Home automation system  
Heating system with heat pump  
Large garage for 6 cars

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## All about the location

The villa is well positioned to reach in a short time tourist towns such as Menaggio, Moltrasio, Cernobbio and Bellagio where you can admire the beauty of Lake Como, such as the nearby Villa Carlotta, and at Villa Balbianello. By ferry you can reach the various lidos, Golf Club, Tennis courts.

The distance from the villa to the entrance of the highway to Milan is 42 km, while the city of Lugano in Switzerland is only 31.7 km away.

The city of Como is about 30 km away, while Milan Malpensa International Airport is 79 km away.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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