

## RESIDENZA SAN ROCCO, LENNO, LAKE COMO

300 000 € — 500 000 €

<b>Lot №:</b>	0996-2005	<b>Type:</b>	Sale - Apartments
<b>Location:</b>	Italy - Ломбардия - Lenno	<b>Area:</b>	97 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	1
<b>Renovation:</b>	Новое	<b>Floor:</b>	1
<b>Number of floors:</b>	2	<b>Heating:</b>	Autonomous heating
<b>Energy class:</b>	A+	<b>Year of construction:</b>	2021
<b>Distance to lake:</b>	900 m	<b>Distance to airport:</b>	75 km

### Property features:

Balcony	Swimming pool	Parking	Air conditioning
Parking	Terrace		

### Description:

#### **Via San Rocco, Tremezzina. San Rocco residence. New construction. Lake view and swimming pool.**

The new Residenza San Rocco consists of four buildings with panoramic views of Lake Como and is located in Lenno in Via San Rocco. There are apartments with a porch and private garden on the ground floor or with a covered terrace on the first floor. The Residenza San Rocco is located a few steps from the lakefront in front of the Comacina island and the wooded Dosso di Lavedo (promontory better known as Punta della Villa Balbianello), near the Sanctuary of the Beata Vergine del Soccorso, the abbey of Acquafredda and Villa Carlotta.

#### Complex:

- three-room or four-room apartments with independent porch, private garden on the ground floor or with a covered terrace (with a wonderful view of Lake Como) on the first floor.
- shared swimming pool on the ground floor.
- own car garage (prices starting from 24,000 euros).

The building is certified in Energy Class A4 - NZEB building. "The near zero energy buildings NZEB" is a building with a very high energy performance, characterized by high performance insulators and fixtures and high performance systems.

The condominium is equipped with the wiring of the individual apartments. Each condominium will be able to connect to the connection and will remain free to choose the tariff profile that best suits their needs.

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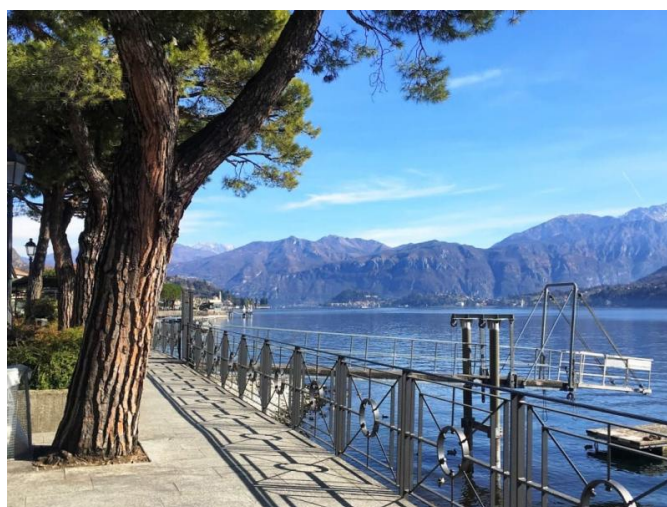
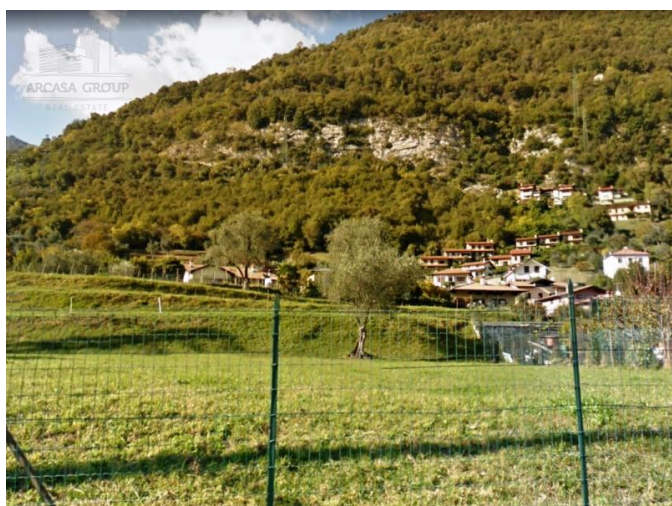
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