

## Property 10544



**Number of beds:** 8 + 1  
**Bedrooms:** 4



### Private Beach Access

Direct access to the public beach, not equipped, through two different gates located inside the garden.



### Air Conditioning Throughout

It can be independently controlled in every room in the house. Included in the price.



### Air Conditioning In The Bedrooms

Air conditioning available throughout the house and in all bedrooms. Included in the rental price.



### Hair Dryer In The Bathrooms



### Dryer



### Barbecue

### Crib



### Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats



### Dishwasher



### Washing Machine

### Mattress sizes and bed dimensions

2 Twin rooms (which can be converted into double bedrooms) + 2 Double bedrooms + 1 Sofa bed. The sofa bed is located in the double bedroom on the second floor.

## Bath amenities

Initial supply.



## Parking Space

Roadside parking for two cars. The villa can only be reached on foot via several (approx. 65) steps.



## Swimming Pool

8 x 4 m. Depth: 1,20 m.



## Heating

Not included in the rental price.

## High Chair



## Concierge Service

Concierge service available on the phone 24/7. Included in the rental price.



## Housekeeping

Mid-week general cleaning. Included in the rental price.



## Countryside View



## Lake View



## Wi-Fi

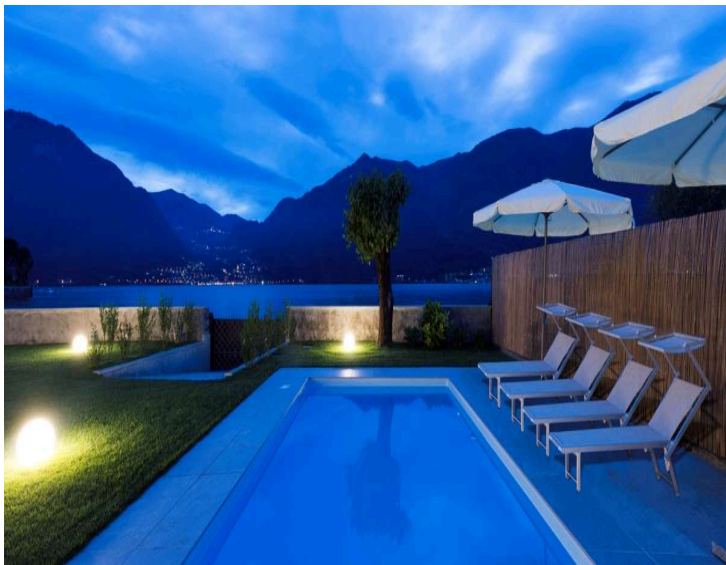
\* **Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Como 30 km, Lecco 35 km, Milan and Lugano only 80 km, airports of Malpensa and Linate are respectively 110 km and 80 km

## FEATURES

- 4 Bedrooms (2 Double Bedrooms + 2 Twin Rooms) + 1 Sofa Bed
- 5 Bathrooms
- Swimming Pool
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Living and Dining Area
- Garden
- Outdoor Lounge Area
- Outdoor Dining Area
- Patio with Pergola
- Dock
- Microwave
- Coffee Machine
- Laundry Room
- First Aid Kit



# DESCRIPTION

## Property 10544

### Location and Surrounding Area

Located on the western shore of Lake Como, this magnificent four-bedroom villa is the perfect place for a stylish Italian break by the lake that inspired composers, artists and poets. The villa is within easy walking distance from the center of Lezzeno. Como, the main city on Lake Como and a great base from which to explore the area and the nearby villages is located on the Italian-Swiss border and overlooks the southwest end of its lake and is surrounded by green hills, resulting in unparalleled scenery.

Shaped like an upside-down Y, the lake is littered with villages, including exquisite Bellagio and Varenna. Where the southern and western shores converge is the lake's main town, Como, an elegant, prosperous Italian city. Among the area's siren calls are extraordinarily sumptuous villas, often graced with paradisiacal gardens. The mountainous terrain means that opportunities for taking bird's-eye views of the lake and its towns are numerous.

The villa is just a stone's throw from Lenno, nestling by a little bay in the lake. The village boasts a beautiful 11th-century church, restored in the 16th century, with a baptistery nearby. From here, head for the grand Villa Balbianello. Do not miss the view of the lake from the balcony and allow a few hours to explore the rooms, in particular the Expeditions Museum, which has memorabilia from Guido Monzino's travels. Take a walk around the gardens and enjoy the wonderful views from the trails.

Reachable by car, Bellagio is located at the top of the so-called Lariano Triangle. Bellagio represents one of the most famous and elegant towns of Lake Como, and is extremely well-known for its beautiful villas and gardens, mild climate and naturalistic-environmental characteristics of great charm. Situated in Varenna and surrounded by a spectacular botanical garden, Villa Monastero is one of the most interesting examples of Eclecticism around Lake Como.

The villa is just a stone's throw from Villa Carlotta. Built at the close of the 17th century, Villa Carlotta was enriched by valuable works of art, including incredible sculptures by Antonio Canova, still on display inside the villa. The villa is also a few kilometers from Isola Comacina. Once the site of a Roman fort and medieval settlement, Lake Como's only island forms its own little bay with the mainland, just offshore from the town of Ossuccio. They even say the Holy Grail was deposited here for a time.

The villa is also a few kilometers from Menaggio, the most important center of the western coast of Lake Como. Thanks to its central position, Menaggio is the ideal starting point for any type of excursion: by boat, you can access the sumptuous villas of the lake, while on foot or by mountain bike you can discover the paths of Parco Val Sanagra. Golf lovers can enjoy an exclusive 18-hole course founded in 1907, and those who prefer sports can rent a kayak while enjoying the outstanding views of the surrounding nature.

Property 10544 is 71 km from Milano Malpensa Airport and 81 km from Milano Linate Airport. The villa is just 1 km from the very center of Lezzeno. Bellagio is 9 km from the villa, Villa Carlotta is 13 km, Tremezzo is 13 km, Varenna is 15 km, Menaggio is 16 km, Mezzegra is 16 km, Lenno is 17 km, Villa Balbianello is 18 km, Isola Comacina is 19 km, Ossuccio is 19 km, Como is 22 km and Argegno is 24 km.

### The Property

Immersed in a lush garden with sweeping views of the waters of Lake Como, Property 10544 provides the perfect retreat for those seeking complete relaxation in one of the most evocative corners in Northern Italy. Located in the fishing village of Lezzeno, this exclusive villa boasts stunning views of the surrounding area. Featuring contemporary décor, Property 10544 can accommodate eight guests in four bedrooms (two double bedrooms and two twin rooms) plus one guest in a comfortable sofa bed.

Offering breathtaking views of the calm waters of Lake Como, this exclusive villa boasts a private swimming pool and a generous poolside area furnished with comfortable sun loungers inviting guests to sit back and unwind. With a calm atmosphere, the outdoor area features a stone table under a vine-covered pergola and private access to the adjoining pebble beach. The outdoor area is surrounded by

perfectly-manicured gardens featuring al fresco lounge areas for relaxing and socializing. Oh, did we mention the view?

The property is located off the main road and features roadside parking for two cars. From the parking area, a set of traditional cobbled stone steps take you directly from Lezzeno's main road to the entrance of the villa. Please note that the villa can only be reached on foot via several steps, approximately 65. Flooded with natural light, the ground floor boasts a bright open-plan living room, a newly-renovated kitchen with brand-new appliances, a gorgeous dining room and a bathroom.

On the first floor, which is the entrance level, you will find the lovely twin room (that can be converted into a double bedroom) complete with a private terrace overlooking the lake. The room features a spacious closet and a modern bathroom. On the first floor you will also find a double bedroom (with king-size bed), a lounge area with TV, a balcony overlooking the lake, an original 19th-century fireplace, a vanity area with open closet, and a modern bathroom.

The second floor is accessed by an internal staircase. This floor is home to a luxuriously spacious twin room (that can be converted into a double bedroom), with a private modern bathroom; and a beautiful double bedroom (with a king-size bed), with lounge area, private bathroom and terrace overlooking the lake. In this room (the double bedroom), you will also find a comfortable sofa bed for one guest. There is a private roadside parking for two cars. Please note that the villa can only be reached on foot via several (approx. 65) steps.

# PHOTOS

