



Property 10663



Number of beds: 18
Bedrooms: 9

Accessibility for people with reduced mobility

Pets Allowed

Small pets allowed on request.

 **Playground**

 **Air Conditioning Throughout**

Air conditioning is available in all bedrooms, the kitchen, and the dining room of both the Main Villa and the Guest House. Included in the mandatory utilities supplement.

 **Air Conditioning In The Bedrooms**

Included in the mandatory utilities supplement.

 **Hair Dryer In The Bathrooms**

 **Dryer**

 **Barbecue**

 **Fireplace**

Available For Events

The villa is available only for small events and subject to prior approval.

Located in a quiet area and suitable for yoga retreats

The Villa is Less Than 15 km From a Golf Course

The villa is located approximately 2.5 km (about a 5-minute drive) from Golf Club Lecco.

 **Dishwasher**



Washing Machine

Mattress sizes and bed dimensions

Main Villa – Ground Floor: Bedroom 1: double bedroom. Main Villa – First Floor: Bedroom 2: triple bedroom, with a double bed (composed of two single beds) and a single bed (queen). Bedroom 3: double bedroom. Bedroom 4: twin room. Bedroom 5: double bedroom with king-size bed. Main Villa – Second Floor: Bedroom 6: double bedroom. Dépendance – Ground Floor: Bedroom 8: double bedroom. Dépendance – Upper Floor: Bedroom 9: double bedroom. Bedroom 10: double bedroom.

Nearby

The villa is located approximately 4 km from Il Viaggiator Goloso supermarket. It is 600 m (a 10-minute walk) from Annone di Brianza, where you can find a pharmacy, bars, and the Bellosteria restaurant.



Parking Space

Outdoor parking. Guests of the villa have ample space available for parking. At least 10 cars can be comfortably accommodated in the park areas adjacent to the villa. Included in the price.



Table Tennis



Swimming Pool

23 x 8 m. Depth: max 3 m.



Heating

Heating with radiators. Included in the mandatory utilities supplement.

Smart TV



Pool Table



Outdoor Hot Tub

Jacuzzi with a cascading water feature for 6 people, not heated.



Countryside View



Lake View



Wi-Fi

Insect Screens

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

NEARBIES

Villa Il Piccolo Lago is 48 km from Bergamo Orio al Serio Airport, 49 km from Milan Linate Airport, and 62 km from Milan Malpensa Airport. The villa is just 600 m from Annone di Brianza, 10 km from Erba, 13 km from Lecco, 24 km from Como, 24 km from Seregno, 28 km from Bellagio, 33 km from Monza, 49 km from Bergamo, and 54 km from Milan.

FEATURES

Main Villa:

- 4 Double Bedrooms + 1 Triple Room (Double Bed + Single Bed) + 1 Twin Room
- 3 En-Suite Bathrooms + 2 External Bathrooms + 1 Guest Bathroom
- Fully-Equipped Kitchen
- Double Living Room
- Dining Room
- Library and TV Room
- Laundry Room
- Games Room
- Billiard Table
- Table Football and Table Tennis Table

Annex:

- 3 Double Bedrooms
- 3 En-Suite Bathrooms
- Fully-Equipped Kitchen
- Living Room
- Swimming Pool
- Jacuzzi with a Cascading Water Feature
- Poolside Area with Sun Beds and Parasols
- Outdoor Veranda for Outdoor Dining
- Private Pier for Boats and Canoes
- Changing Rooms and Service Rooms
- Beautifully Landscaped Gardens
- Night-time Pool Illumination
- Outdoor Showers



DESCRIPTION

Property 10663 – ANNONE BRIANZA

9 Bedrooms

Location and Surrounding Area

Property 10663 is perfectly located in Annone Brianza, a peaceful town nestled between the beautiful shores of Lake Como and the surrounding hills. This tranquil setting offers easy access to nearby Lecco, a charming town full of shops, restaurants, and cultural sites. The renowned town of Como, with its stunning architecture and art galleries, is also just a short drive away. The area is ideal for outdoor enthusiasts, offering scenic hiking trails and opportunities for water sports on the lake.

Annone di Brianza and Erba are charming towns nestled in the picturesque landscapes of Lombardy, just a short drive from Lake Como. Annone di Brianza offers a peaceful, scenic setting, with beautiful views of the surrounding mountains and lakes. Its proximity to nature makes it ideal for outdoor enthusiasts, with numerous trails and parks to explore. Erba, nearby, is a lively town with a rich history, known for its stunning architecture and vibrant town centre.

Lecco, located on the southeastern shore of Lake Como, is known for its stunning natural beauty and charming town centre. Surrounded by mountains and crystal-clear waters, it offers breathtaking views and a peaceful atmosphere. Visitors can enjoy the scenic lakeside promenade, explore the charming streets, and visit the Manzoni Museum, dedicated to the famous Italian author. Monte Resegone, a popular spot for hiking, adds to Lecco's appeal.

Como, situated at the southern tip of Lake Como, is a picturesque town that combines history, culture, and stunning natural scenery. Famous for its beautiful lakefront, visitors can enjoy leisurely boat rides or stroll along the charming promenades. The town is home to historical sites like the Como Cathedral and the medieval Porta Torre. The nearby Brunate funicular offers panoramic views of the town and area. With its elegant shops, vibrant cafes, and serene atmosphere, Como is a must-visit destination.

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The Property

Nestled in an enchanting location, Property 10663 is a truly remarkable property, where elegance, comfort, and entertainment combine to offer an unforgettable experience. Whether relaxing by the pool, enjoying a game in the entertainment rooms, or exploring the surrounding nature by boat, every moment at this villa is designed for pure enjoyment. With a total of 9 bedrooms, the villa comfortably accommodates up to 18 guests.

The villa's outdoor spaces are just as magnificent as its interiors. Surrounded by lush gardens, the expansive grounds feature an impressive outdoor veranda, perfect for al fresco dining and entertaining. The large swimming pool (23 x 8) made entirely of quartzite slabs, is immersed in the tranquility of the park. By night, the pool is illuminated, creating silver light and magical reflections. A gently sloping staircase leads down to the pool area, where guests can unwind and enjoy the serene atmosphere.

Adjacent to the pool, a Jacuzzi is set against a stone wall, with a cascading water feature activated at the touch of a button. For ultimate relaxation, there are plenty of sun beds and parasols around the pool. The outdoor area also includes convenient outdoor showers, as well as spacious underground changing rooms and service rooms. Guests can also enjoy the property's private pier, with small boats and canoes available for exploring the waters. The villa is accessed via a long driveway, surrounded by lush greenery.

Main House (6 Bedrooms):

The villa is a stunning three-storey building dating back to the 19th century, boasting a refined architectural style with a sleek façade and elegant colours. Inside the main house, the ground floor boasts vast living areas. These include a double living room, a spacious dining room, and a fully-equipped kitchen. The guest bathroom and the laundry room, complete with a washing machine and

dryer, add convenience. One of the double bedrooms, located on the ground floor, features an en-suite bathroom with a bathtub.

On the first floor, there are four bedrooms. The first is a triple room featuring a double bed (made up of two twin beds) and a single bed (queen), with an en-suite bathroom with shower. The second is a double bedroom with an external bathroom with bathtub. The third is a twin room, which shares the same external bathroom, situated at the end of the corridor. Finally, there is a double bedroom with a king-size bed and an external bathroom with shower. On the first floor, there is also a library with a fireplace.

On the second floor, there is a double bedroom with an en-suite bathroom with shower. This floor also features a games room, equipped with a billiard table, table football, and a table tennis table. In this bedroom, as well as in other rooms, there are extra beds available on request. Please note that the maximum capacity of the villa is 18 guests, based on two people per room. Beyond this number, the villa can accommodate up to 22 guests by adding children or teenagers in extra beds available upon request.

Annex (2 Bedrooms):

For those seeking more privacy, the independent annex offers a perfect retreat. On the ground floor, it features a cosy double bedroom with an en-suite bathroom with a shower, a fully-equipped kitchen, and a comfortable living room. Upstairs, the first and top floor of the dépendance boasts two additional double bedrooms, each with its own en-suite bathroom with a shower. The annex offers a serene escape, ensuring guests can enjoy their stay in peace.

PHOTOS















