



## Property 122



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



### Air Conditioning In The Bedrooms

Air conditioning only available in the penthouse on the second floor. Included in the rental price.



### Hair Dryer In The Bathrooms



### Internet in the garden and common areas



### Dishwasher



### Washing Machine

### Mattress sizes and bed dimensions

Four bedrooms: two double bedrooms (with queen-size bed), one twin room, and one room with double sofa bed (queen-size).

### Bath amenities

Initial supply.



### Parking Space

Parking space for up to four cars in the garden of the property. Included in the rental price.



### Heating

Heating during winter, with radiators. Not included in the rental price.

### High Chair



### Concierge Service

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



### Satellite TV

 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

Bellagio 8,1 km Como 22,3 km Lugano 54,5 km Milano 72,5 km Milano Airport 76,8 km

## FEATURES

- 4 Bedrooms (2 Double Bedrooms, 1 Twin Room, 1 Room with Double Sofa Bed)
- 3 Bathrooms
- Well-Equipped Kitchen
- Living and Dining Area
- Sunbathing Area with Sun Loungers
- Garden
- Outdoor Lounge Area
- Outdoor Dining Area
- Terraces and Balconies
- 2 Canoes and 4 Bikes
- Electric Oven and Microwave
- Coffee Machine
- Sat TV (for News) + Sky TV
- Laundry Room
- First Aid Kit



# DESCRIPTION

## Property 122

### 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 122 is 75 km from Milano Malpensa Airport and 78 km from Milano Linate Airport. The villa is just 2 km from the very center of Lezzeno. Bellagio is 6 km from the villa, Villa Carlotta is 10 km, Tremezzo is 11 km, Varenna is 12 km, Menaggio is 13 km, Mezzegra is 13 km, Villa Balbianello is 14 km, Lenno is 14 km, Isola Comacina is 15 km, Ossuccio is 15 km, Argegno is 20 km, and Como is 25 km.

### The Property

Immersed in a lush garden with sweeping views of the waters of Lake Como, Property 122 provides the perfect retreat for those seeking complete relaxation in one of the most evocative corners in Northern Italy. Located in the northern part of the village of Lezzeno, this exclusive villa boasts stunning views of Villa Balbianello. With great balconies and terraces, Property 122 can accommodate up to eight guests in four bedrooms (two double bedrooms, a twin room, a room with double sofa bed) spread over three levels.

Surrounded by a generous garden with breathtaking views of the waters of Lake Como, this magnificent villa boasts wonderful balconies and generous terraces that are perfect for al fresco dining. Offering a calm atmosphere, the outdoor area boasts generous lounge areas with comfortable sun loungers for

relaxing and socializing. Outside the kitchen you will find a beautiful terrace with a large dining table. You can access the lake directly from the property, basking in the sun on the pebbled beach in front of the property.

Flooded with natural light, the ground floor of the villa features a bright living and dining area, and a generous well-equipped kitchen complete with dishwasher, electric oven, gas stove and all the amenities you might need during your stay. The spacious eat-in kitchen opens onto a spectacular terrace overlooking the lake. The terrace features a large dining table perfect for al fresco dining. On the ground floor you will also find a bathroom with shower and a laundry room located near the entrance.

On the first floor, which is accessed by an internal staircase, you will find the master bedroom (with queen-size bed), which features an ample wardrobe and a private balcony. The first floor also houses a twin room with private balcony and a walk-in closet shared with a third bedroom. The third room is a bright double bedroom (with queen-size bed) with private balcony. On this floor you will find a bathroom with both shower and Jacuzzi tub.

The second floor is accessed by an internal staircase and leads up to a beautiful penthouse with fabulous views of Villa Balbianello. The bedroom on this floor has a queen-sized sofa bed, bedside tables, a hanging rack for clothes, a chest of drawers, a writing desk and a chair. The bathroom on the second floor features a shower. Please note that both the bedroom and the bathroom on the second floor have sloping wooden ceilings. Please note that the air conditioning is only available in the penthouse on the second floor.

# PHOTOS





