



Property 121



Number of beds: 20
Bedrooms: 10


Accessibility for people with reduced mobility

Accessibility for people with disabilities

Pets Allowed

Pets allowed on request at no extra cost.

 **Playground**

 **Air Conditioning Throughout**
Included in the rental price.

 **Air Conditioning In The Bedrooms**
Included in the rental price.

 **Hair Dryer In The Bathrooms**

 **Dryer**

 **Barbecue**

 **Fireplace**

 **Tennis Court**

Safe
Safe in all bedrooms.

Crib

Available For Events
On request, the villa is available for events.

 Stereo system and DVD

 Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

The villa is a few kilometers from Domaso, where you will find the Azienda Agricola Sorsasso, which offers wine tastings.

The Villa is Less Than 15 km From a Golf Course

The villa is about 9 km from the Menaggio e Cadenabbia Golf Club.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions

10 Double bedrooms. All double beds can be separated into two single beds. Ground floor: Room with king-size bed (13,5 smq – bathroom 12,35 smq). First floor: Yellow room with king-size bed (21,28 smq – bathroom 18,25 smq). Lilac room with king-size bed (17,64 smq – bathroom 16 smq). Ivory bed with king-size bed (21,83 smq – bathroom 8,88 smq). Second floor: Pink room with king-size bed (21,33 smq – bathroom 12,50 smq). Ivory bed with king-size bed (22,21 smq – bathroom 9,43 smq). Third floor: Light blue room with king-size bed (15,75 smq – bathroom 5,26 smq). Peach room with king-size bed (22,36 smq – bathroom 7,20 smq). Green room with king-size bed (22,88 smq – bathroom 9,93 smq). Dépendance: Room with king-size bed and bathroom (18 smq).

Bath amenities

Complimentary toiletries not tested on animals, daily refill.

Nearby

The villa is 900 m from Ristorante Hotel Sole, 1100 m from Ristorante Pizzeria Platani, 1150m from Ristorante Lauro and 1300 m from Ristorante Da Luigi. The villa is 400 m from the bank (Banca Popolare di Sondrio), 700 m from a minimarket, and 600 from a pharmacy.

 Gym

 Parking Space

Parking space for up to 5 cars, included in the rental price.

 Table Tennis

 Swimming Pool

Octagonal pool (8 x 5 m x 1.25 m deep). Pool heating (from mid-May to mid-September), included in the rental price. Pool heating during the rest of the year available at an additional cost.

 Heating

Radiators. Included in the rental price.

 Heated Pool

From mid May to mid September. Pool heating (from mid-May to mid-September), included in the rental price. Pool heating during the rest of the year available at an additional cost.

High Chair

 Concierge Service

Highly personalized one-of-a-kind experiences organized by the in-house concierge. Included in the rental price.

 Cook Service

Cook service for dinner (food and beverages not included; to be paid in cash at the end of the stay; € 1500 to be paid as deposit on arrival). Daily continental breakfast (bread, marmalade, butter, tea, milk, coffee, orange juice, croissant, cereals, cheese, ham).



Housekeeping

Daily housekeeping service (3 maids, 3 hours per day in the morning, from Monday to Saturday).

Smart TV



Pool Table

Mattress topper



Satellite TV



Countryside View



Lake View



Wi-Fi

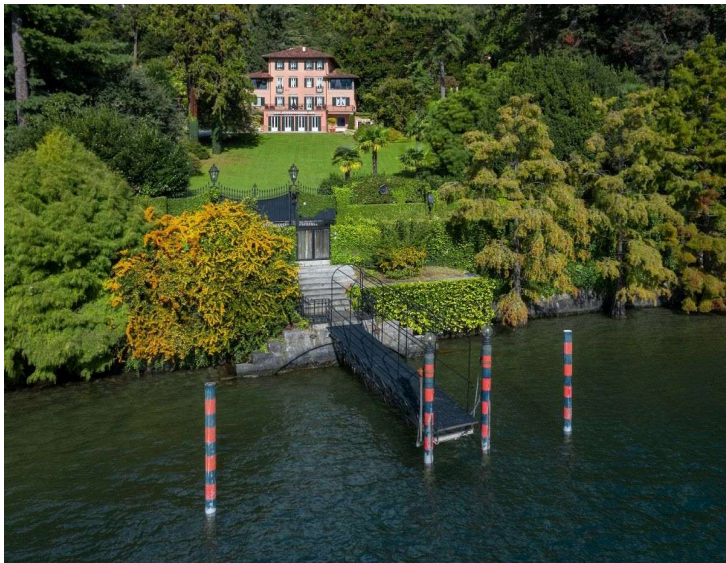
*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Villa Rossa is 40 km from Lugano Airport, 85 km from Milano Malpensa Airport, 105 km from Milano Linate Airport, and 130 km from Bergamo Orio al Serio Airport. Menaggio is 5 km from the villa, Tremezzo is 10 km, Bellagio is 12 km, Mezzegra is 13 km, Lenno is 13 km, Isola Comacina is 15 km, Ossuccio is 15 km, Argegno is 20 km, Lugano is 33 km, Lecco is 34 km, Cernobbio is 35 km, Varenna is 50 km, and Como is 41 km.

FEATURES

- 10 Double Bedrooms (9 in the Main Villa + 1 in the Dépendance)
- 10 En-Suite Bathrooms (9 in the Main Villa + 1 in the Dépendance) + 1 Guest Bathroom
- Swimming Pool
- Furnished Poolside Area
- Outdoor Dining Area
- Outdoor Lounge Area
- Garden
- Living and Dining Area
- Professional Kitchen
- Games Room with Table Tennis and Foosball
- Veranda with Pool Table
- Small Fitness Area
- Terrace
- Old Wine Cellar



DESCRIPTION

Property 121 - MENAGGIO

10 Bedrooms

Location and Surrounding Area

Property 121 is set in Menaggio, a beautiful town on the western shore of Lake Como. The villa offers lovely views of the lake and surrounding mountains. Menaggio has a charming lakeside promenade with cafés and restaurants, perfect for relaxing walks. The town is full of history and nature, with great hiking and cycling nearby. Its central location makes visiting other popular towns easy. With its calm atmosphere and stunning scenery, Menaggio is ideal for both relaxing and exploring.

Menaggio is perfectly placed for exploring the stunning Lake Como area. Just a short walk from the villa, the historic town centre invites you to wander through charming cobbled streets, discover boutique shops, and browse local markets brimming with authentic regional products. The picturesque lakeside promenade is ideal for leisurely strolls, offering breathtaking views of the water and mountains, with plenty of cosy cafés and gelaterias where you can pause and soak up the tranquil atmosphere.

Nearby, you will find a wealth of unforgettable attractions. The renowned Villa Carlotta gardens in Tremezzo are a true highlight, featuring beautifully manicured grounds, rare plants, and colourful flower displays that change with the seasons. Bellagio, often called the “pearl of the lake,” enchants visitors with its elegant villas, quaint streets lined with artisan shops, and vibrant dining scene. Meanwhile, Varenna charms with its romantic lakeside setting, historic villas, and scenic harbour, perfect for a relaxing afternoon exploring.

For those who love the outdoors, the surrounding area offers an extensive network of walking and cycling trails, including the lush Val Sanagra Park, where woodland paths open to panoramic views of the lake and mountains. The lake itself is a playground for water sports enthusiasts, with options such as boat trips, kayaking, paddleboarding, and sailing, providing fun and active ways to enjoy the sparkling waters and stunning natural beauty all year round.

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The Property

Offering sweeping views of the calm waters of Lake Como, Property 121 provides an idyllic location for those seeking complete privacy and relaxation in one of the most evocative corners of Northern Italy. Located on the western shores of the lake, this elegant 19th-century villa is sumptuously furnished and offers an impressive sense of space. Surrounded by a lush garden, the villa can accommodate up to 20 guests, featuring ten double bedrooms with bathrooms split between the main villa and the dépendance.

Set in a lush garden, the villa boasts an exclusive pool and a spacious sundeck surrounded by magnificent marble columns and furnished with sun loungers, inviting guests to sit back and unwind. Offering a calm atmosphere, the sundeck represents an idyllic spot for basking in the sun and enjoying wonderful moments of relaxation with a good book. The garden also features a generous al fresco dining area, the perfect setting for romantic dinners, a playground, and an exceptional tennis court.

The ground floor of the main villa boasts a large foyer with a fireplace, which leads to an elegant open-plan living and dining area featuring comfortable sofas with plenty of seating and large windows capturing views of the lake. On the same floor, you will also find a spacious dining room and a professional kitchen. Next to the dining room, you will find a double bedroom with a queen-size bed and a bathroom with a shower, a spacious games room complete with a table tennis and foosball table, and a half bathroom.

Accessed by a grand staircase, the first floor has two double bedrooms with king-size beds, terraces overlooking the lake, and en-suite bathrooms with showers and Jacuzzis. There is also a double bedroom with a king-size bed, garden views, and an en-suite bathroom with a shower and tub. The

second floor has two double bedrooms with king-size beds and en-suite bathrooms with showers and tubs (one with a Jacuzzi), plus a veranda with a pool table and a small gym.

The third floor includes two double bedrooms (one with a king-size bed, one with a queen-size bed), each with en-suite bathrooms with showers, and another double bedroom with an en-suite bathroom with both shower and tub. The dépendance near the main villa boasts a double bedroom with a king-size bed and a bathroom with a shower. All bedrooms can be set up as twin rooms if needed. Property 121 offers Wi-Fi and air conditioning in all bedrooms, a sat TV, an old wine cellar, and private parking.

PHOTOS





