



## Property 261



**Number of beds:** 12+4  
**Bedrooms:** 8



Private Beach Access

Accessibility for people with reduced mobility

Accessibility for people with disabilities

Pets Allowed



Playground



Air Conditioning In The Bedrooms

Air conditioning in all bedrooms except the two single rooms.



Hair Dryer In The Bathrooms



Dryer



Barbecue

Safe

Safe in the living room.

Crib



Stereo system and DVD



Internet in the garden and common areas



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

5 Double bedrooms with double bed (2 x 1,60 mt) 2 Twin beds in the twin room (2 x 0,80 mt) 1 Single bed in the single room (1,90 x 0,80 mt) 1 Single bed in the single room (2 x 0,85 mt)

### Bath amenities

Initial supply of luxury toiletries by Hermès.

### Nearby

Veranda Beach and Laguna Beach Restaurant and Bar are 600 mt from the villa – Bar Sport is 50 mt - Bank is 800 mt – Supermarket and bakery are 600 mt – Pharmacy is 1300 mt.



### Parking Space

Parking space for six cars.



### Table Tennis



### Swimming Pool

Octagonal pool (8 x 5 m x 1.20 m deep).



### Heating

Radiators.



### Heated Pool

From mid-May to mid-September.

### High Chair



### Concierge Service



### Housekeeping

Daily cleaning from Monday to Saturday with daily towel change, twice a week change of bed linen, two maids (3 hours per day).

### Smart TV



### Satellite TV



### Countryside View



### Lake View



### Wi-Fi

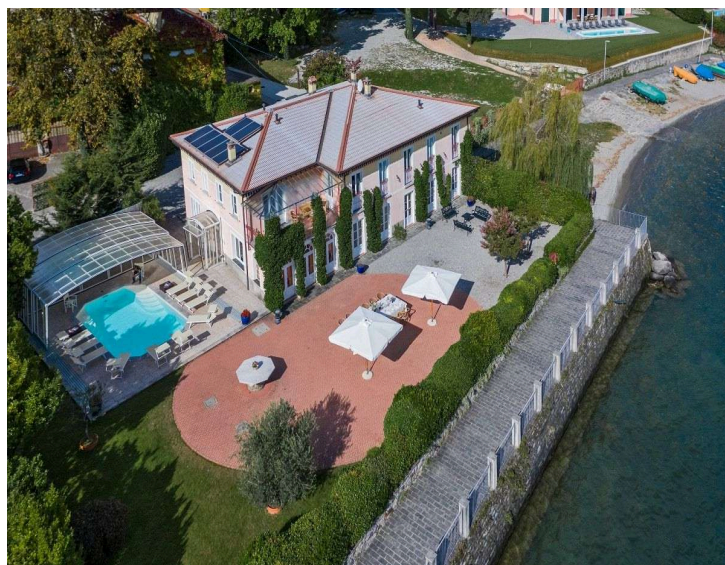
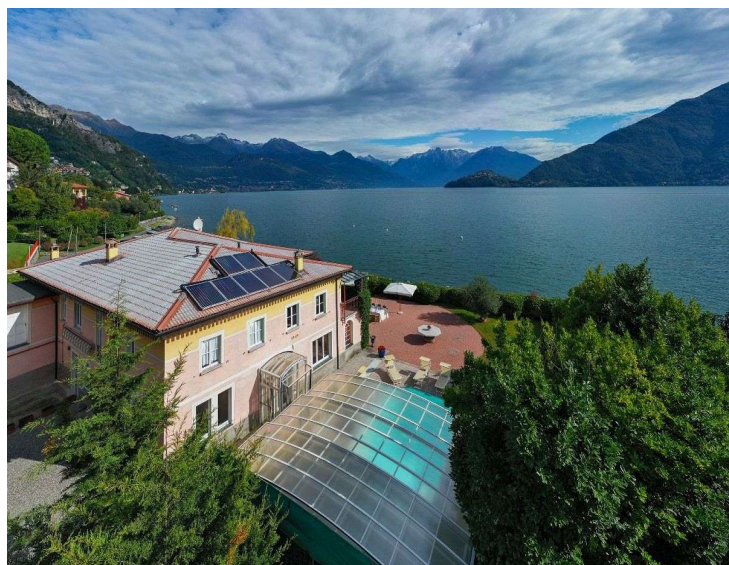
**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Menaggio 12,4 km Lenno 20,1 km Lugano 39,5 km Como 48,1 km Milano 95,7 km Milano Airport 99,9 km

## FEATURES

- 8 Bedrooms (6 Double Bedrooms + 2 Single Rooms)
- 8 Bathrooms + 2 Half Bathrooms
- Swimming Pool
- Furnished Poolside Area
- Outdoor Dining Area
- Garden
- Fully-Equipped Kitchen
- Living Room
- Dining Room
- Terrace
- Games Room



# DESCRIPTION

## Villa La Rotonda Sul Lago

### Location and Surrounding Area

Located on the western shores of Lake Como, in the quiet village of Pianello del Lario, this elegant eight-bedroom villa is the perfect retreat for a relaxing Italian break by the lake that has inspired poets and artists for centuries. These days the fabulous villas for which the lake is famous are popular with celebrities. Explore the pretty lakeside towns or pull on hiking boots and climb up to castles, mount a horse or grab a mountain bike, and then cool down in the shady garden of one of the villas.

Take a boat to Tremezzo, one of the most romantic places on the Lake Como, home to 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. But the main attraction is its luxuriant garden by the calm waters of Lake Como, which is divided into two parts, an Italian garden designed in the 18th century and an English one laid out by princess Carlotta herself.

The villa is just a stone's throw away from Bellagio, a picturesque lakeside town surrounded by forested hills. Take a stroll around the steep, narrow lanes of this pretty village and enjoy an evening drink in this celebrated holiday destination. The villa is also a few kilometers from Lenno, nestling by a little bay in the lake. Do not miss the view of the lake from the balcony of the grand Villa Balbianello, take a walk around its magnificent gardens and enjoy the wonderful views from the trails.

The villa is a few kilometers from Argegno, a small village overlooking Lake Como in the area of its major depth. After walking along the characteristic and narrow streets of the old town, do not miss the chance to take in the beautiful surroundings. The villa is also a few kilometers from Isola Comacina, the only island on the lake that can be reached by a boat trip, which is a must when visiting Lake Como. The ferry to the island leaves from Scala Comacina.

Property 261 is 95 km from Milano Malpensa Airport and 116 km from Milano Linate Airport. Menaggio is 10 km from the villa, Tremezzo is 15 km, Bellagio is 17 km, Mezzegra is 18 km, Lenno is 18 km, Isola Comacina is 20 km, Argegno is 25 km, Varenna is 45 km, and Como is 46 km.

### The Property

Offering sweeping views over the calm waters of Lake Como, Property 261 provides the perfect retreat for those seeking complete privacy and relaxation in one of the most evocative corners in Northern Italy. Located on the western shores of the lake, this magnificent villa is sumptuously furnished and offers an impressive sense of space. With an elegant atmosphere, the villa can comfortably accommodate up to fourteen guests featuring eight bedrooms and eight bathrooms spread over two floors.

The villa boasts an exceptional pool and a spacious sundeck furnished with sun loungers inviting guests to sit back and unwind while enjoying the charming panorama. Offering a peaceful atmosphere, the sundeck represents an idyllic spot for basking in the sun and enjoying wonderful moments of relaxation in the company of a good book and a glass of prosecco. The garden also features a generous al fresco dining area overlooking the lake for more refined occasions.

The ground floor of the villa boasts a welcoming hall leading to a bright living room featuring comfortable sofas with plenty of seating and a spacious dining room with large windows capturing views of the lake. On the same floor you will also find a large fully-equipped kitchen with all the amenities you might need during your stay. Flooded with natural light, the ground floor also houses a spacious games room complete with table tennis and toys for children, and two half bathrooms.

Offering supreme comfort, the first floor features a comfortable twin room with en-suite bathroom with shower, an elegant double bedroom with en-suite bathroom with shower and direct access to an exclusive furnished terrace. On the same floor you will also find a double bedroom with direct access to the terrace and en-suite bathroom with tub. This bathroom is shared with a connecting single room. The first floor also houses a double bedroom featuring en-suite bathroom with shower and views of the lake.

On the same floor you will also find a generous double bedroom with en-suite bathroom with shower, and a light-filled double bedroom complete with en-suite bathroom with shower. This bathroom is shared with a connecting single room. Property 261 features wireless Internet access throughout the property, air conditioning and heating, flat-screen smart TV with satellite channels, CD and DVD player, private access to the beach and a private parking space for six cars.

PHOTOS

