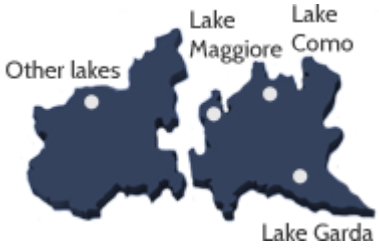


Property 10544



Number of beds: 8 + 1
Bedrooms: 4

Private Beach Access
Direct access to the public, unserviced beach through two separate gates located within the garden.

Air Conditioning Throughout
Can be controlled independently in each room of the house. Included in the price.

Air Conditioning In The Bedrooms
Can be controlled independently in each room of the house. Included in the 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 bedrooms (which can be converted into doubles) + 2 double bedrooms + 1 sofa bed.The sofa bed is located in the double bedroom on the second floor. All double beds are standard Italian beds.

Bath amenities
Initial supply.

Nearby
The villa is located 100 m (approximately a 1-minute walk) from Crotto Del Misto Restaurant Hotel and 500 m (about a 7-minute walk) from the Antico Prestino supermarket.

Parking Space
On-street parking for two cars. The parking space is private but on the roadside. 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 price.

High Chair

Concierge Service
Concierge service available by phone 24/7. Included in the price.

Housekeeping
One mid-week general cleaning. Included in the price.

Countryside View

Lake View

Wi-Fi

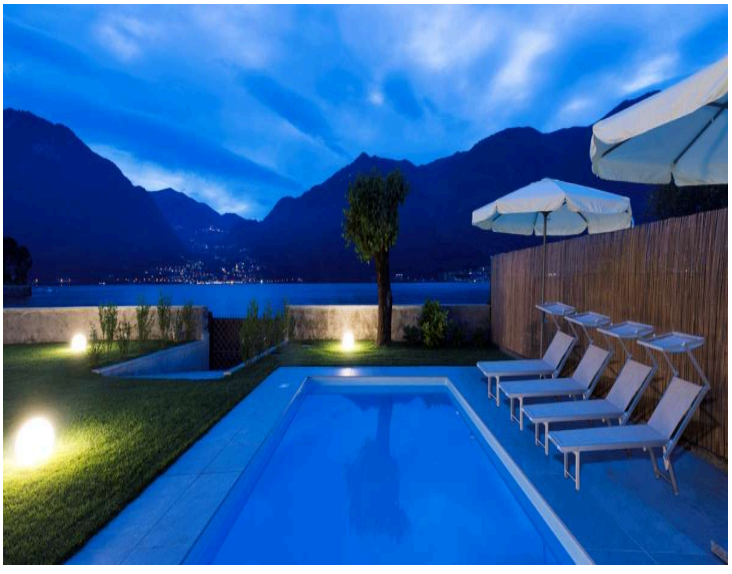
*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Villa Il Gelsomino is 70 km from Milan Bergamo Orio al Serio Airport, 71 km from Milano Malpensa Airport, and 81 km from Milano Linate Airport. The villa is just 1 km from the centre of Lezzeno. Bellagio is 9 km away, Villa Carlotta 13 km, Tremezzo 13 km, Varenna 15 km, Menaggio 16 km, Mezzegra 16 km, Lenno 17 km, Villa Balbianello 18 km, Isola Comacina 19 km, Ossuccio 19 km, Como 22 km, and Argegno 24 km.

FEATURES

- 4 Bedrooms (2 Double Bedrooms + 2 Twin Rooms) + 1 Single Sofa Bed
- 5 Bathrooms
- Swimming Pool
- Sunbathing Area
- Fully-equipped Kitchen
- Open-plan Living and Dining Area
- Pergola with Outdoor Dining Table
- Manicured Garden with Outdoor Lounge Areas
- Private Terraces with Lake Views
- Direct Access to a Private Pebbled Beach
- Private Roadside Parking for Two Cars
- Original 19th-Century Fireplace
- Microwave and Coffee Machine
- Laundry Room
- First Aid Kit





DESCRIPTION

Property 10544 - LEZZENO

4 Bedrooms

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 retreat by the lake that has inspired composers, artists, and poets. The villa is within easy walking distance of the centre of Lezzeno. Como, the main city on Lake Como and an excellent base for exploring the area and its charming villages, is situated on the Italian-Swiss border. Overlooking the southwest end of the lake and surrounded by green hills, it offers breathtaking scenery.

Lezzeno is a charming village on the eastern shore of Lake Como, offering a peaceful escape with stunning views of Villa Balbianello and the surrounding mountains. Less crowded than its famous neighbours, it has a relaxed atmosphere, with lakeside houses, ancient churches, and scenic walking trails. Known for its boat-building heritage and quiet pebble beaches, it is perfect for those looking to unwind while staying close to Bellagio and Varenna.

Bellagio, known as the "Pearl of Lake Como," is one of the most enchanting destinations in Northern Italy. Perched on a promontory where the lake splits into two branches, it offers panoramic views of the surrounding mountains and waters. Its charming cobbled streets, elegant villas, and lush gardens create a timeless atmosphere, while its waterfront promenade invites visitors to relax and soak in the scenery. With its fine restaurants, boutique shops, Bellagio perfectly embodies the beauty of Lake Como.

Tremezzo, a jewel on the western shore of Lake Como, is famed for its elegant villas, stunning lakeside views, and serene atmosphere. Home to the magnificent Villa Carlotta, with its breathtaking botanical gardens and art collections, the town exudes a refined charm. Its picturesque promenade, lined with historic buildings and waterside cafés, invites visitors to take in the beauty of the lake, while its convenient location makes it an ideal base for exploring nearby gems like Bellagio and Menaggio.

Property 10544 is 70 km from Milan Bergamo Orio al Serio Airport, 71 km from Milano Malpensa Airport, and 81 km from Milano Linate Airport. The villa is just 1 km from the centre of Lezzeno. Bellagio is 9 km away, Villa Carlotta 13 km, Tremezzo 13 km, Varenna 15 km, Menaggio 16 km, Mezzegra 16 km, Lenno 17 km, Villa Balbianello 18 km, Isola Comacina 19 km, Ossuccio 19 km, Como 22 km, and Argegno 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 of 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 tranquil atmosphere, the outdoor area features a stone table under a vine-covered pergola and private access to the adjoining pebble beach. The outdoor space is surrounded by perfectly manicured gardens, featuring al fresco lounge areas for relaxing and socialising. 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 takes 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 wardrobe and a modern bathroom. On the first floor, you will also find a double bedroom (with a king-size bed), a lounge area with a TV, a balcony overlooking the lake, an original 19th-century fireplace, a vanity area with an open wardrobe, and a modern bathroom.

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

PHOTOS





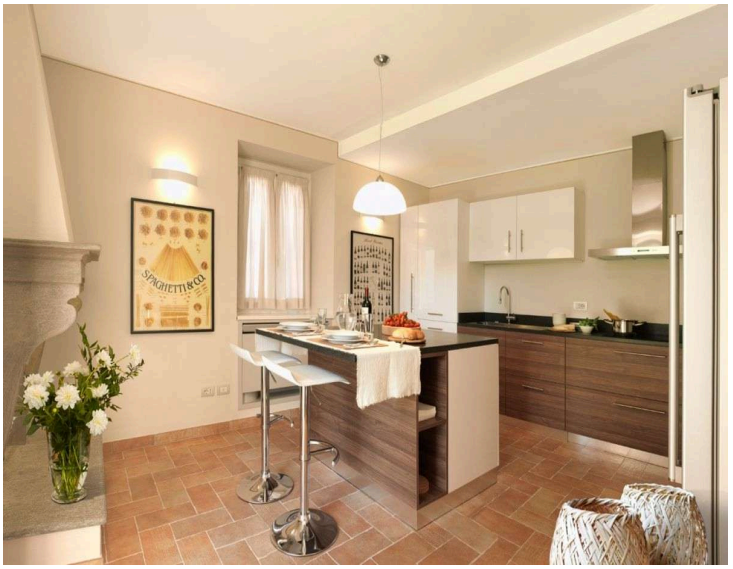


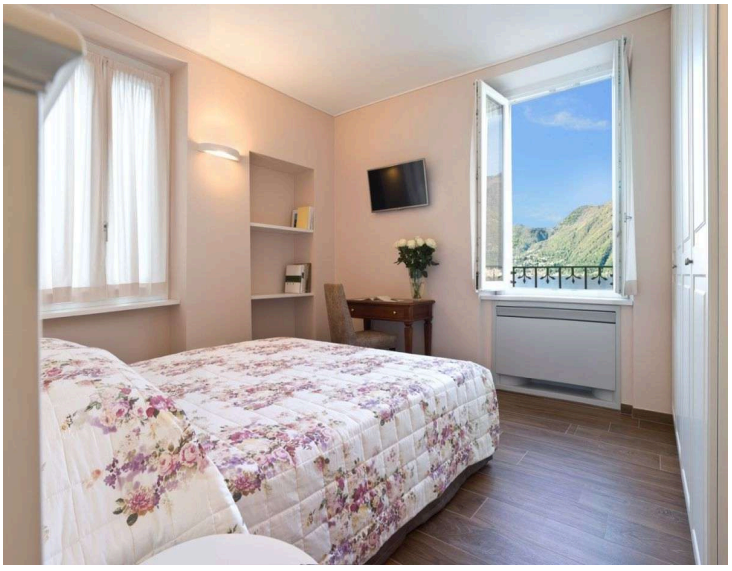


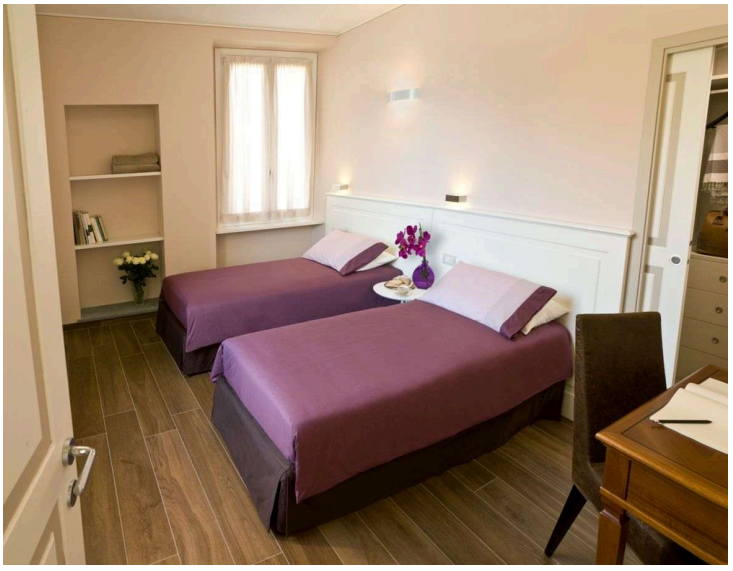







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COMO



