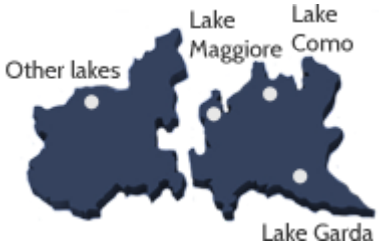


# Property 120




**Number of beds:** 16
**Bedrooms:** 8

Bathrobes and Slippers
Bathrobes and slippers provided for each guest.

Pets Allowed
Small pets allowed on request.

Air Conditioning Throughout
Air conditioning available throughout the villa, except for the kitchen.Included in the rental price.

Air Conditioning In The Bedrooms
Included in the rental price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Crib

Fibre Internet

Internet in the garden and common areas

The maximum distance from the city centre is 1.5 km
The villa is about 1.2 km from the center of Limonta.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions

8 Bedrooms:6 Double bedrooms + 2 Twin Rooms.First floor:5 double bedrooms2 twin rooms7 bathroomsSecond floor:1 double bedroom1 bathroom

## Bath amenities
Mid-week refill provided.

## Nearby
The villa is 1.2 km from the center of Limonta, where you will find all the necessary services.

## Gym

## Parking Space
Private parking space for up to 40 cars in front of the entrance of the villa and parking space for 5 cars inside the park.

## Swimming Pool
Piscina riscaldata.10 x 5 m.Depth: 1,40 m.

## Heating
Heating with radiators.Included in the rental price.

## Heated Pool
Pool heating included in the rental price.

## High Chair

## Housekeeping
Daily housekeeping available on request at an extra cost.

## Smart TV

## SPA
Sauna included in the rental price.

## Pool Table

## Satellite TV

## Countryside View

## City Views

## Lake View

## Wi-Fi

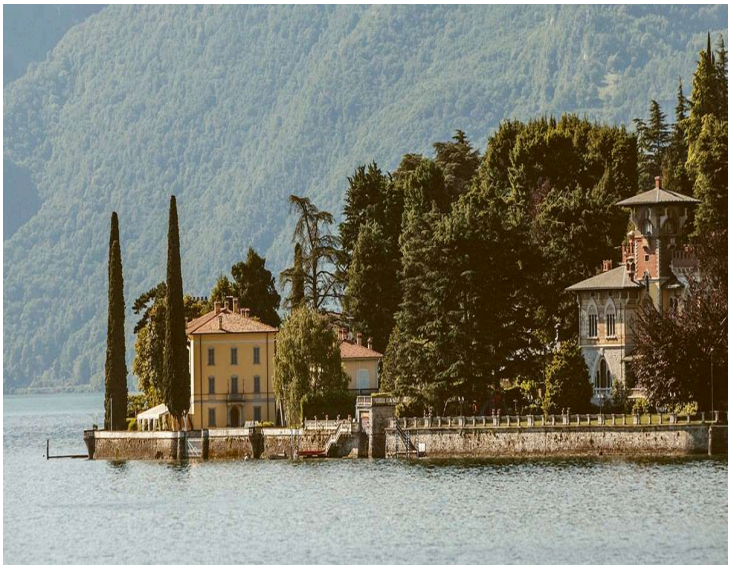
*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Villa Gialla is 58 km from Bergamo Orio al Serio Airport, 68 km from Milano Linate Airport, and 86 km from Milano Malpensa Airport. The villa is 1 km from the centre of Limonta, where all the necessary services can be easily found. Bellagio is just 4 km from the villa, Tremezzo is 8 km, Villa Carlotta is 8 km, Varenna is 9 km, Mezzegra is 10 km, Menaggio is 10 km, Lenno is 11 km, Villa del Balbianello is 11 km, Isola Comacina is 12 km, Argegno is 18 km, and Como is 35 km.

# FEATURES

- 8 Bedrooms (6 Double bedrooms + 2 Twin Rooms)
- 8 Bathrooms + 2 Guest Bathrooms
- Heated Swimming Pool
- Furnished Poolside Area
- Professional Kitchen with Breakfast Table
- Spacious Dining Room with Large Table
- Grand 200-Square-Metre Hall
- Fully-Equipped Gym
- Sauna with Shower and Tea Corner
- Library
- Liberty Gazebo for Breakfast
- Games Room with Pool Table and Cards
- Modern Lift and Staircase
- 18th-Century Marble Fireplace
- Crystal Chandeliers and Family Heirlooms
- Lush Garden
- Panoramic Terrace
- Laundry Room





# DESCRIPTION

Property 120 - LIMONTA

8 Bedrooms

Location and Surrounding Area
Property 120 is beautifully situated in Limonta, a charming village on the southeastern shore of Lake Como. Nestled between forested hills and the crystal-clear waters of the lake, the villa offers an idyllic setting that perfectly captures the timeless beauty of the region. Its location provides guests with direct access to the lakeside, where the peaceful landscape is complemented by the surrounding mountains. From the villa, guests can enjoy panoramic vistas of the lake and the picturesque villages along its shore.

Limonta is renowned for its stunning natural beauty. With its peaceful atmosphere, it offers picturesque views of the lake and surrounding hills. The village is ideal for leisurely strolls along its peaceful streets, where visitors can admire traditional stone houses and enjoy the serene environment. Limonta is also perfectly situated for exploring nearby attractions, including the famous town of Bellagio and the historic Villa Balbianello, making it an ideal spot for both relaxation and discovery.

Bellagio, often referred to as the "Pearl of Lake Como," is a picturesque town nestled at the point where the lake divides into two branches. Its cobbled streets, charming squares, and beautiful villas offer a truly romantic setting. Visitors can stroll through lush gardens, visit the stunning Villa Melzi, or simply enjoy a coffee by the lakeside, taking in breathtaking views of the surrounding mountains. With its combination of natural beauty and historical significance, Bellagio is a must-visit destination.

Tremezzo is a charming lakeside town known for its beautiful villas and lush gardens. Set against the stunning backdrop of Lake Como, it offers visitors a tranquil atmosphere and breathtaking views. The town’s most famous attraction is Villa Carlotta, renowned for its lush 18th-century Italian garden and impressive art collection, including sculptures by Antonio Canova. Tremezzo’s lakeside promenade is perfect for a leisurely stroll, while the surrounding hills offer opportunities for scenic hikes.

Property 120 is 58 km from Bergamo Orio al Serio Airport, 68 km from Milano Linate Airport, and 86 km from Milano Malpensa Airport. The villa is 1 km from the centre of Limonta, where all the necessary services can be easily found. Bellagio is just 4 km from the villa, Tremezzo is 8 km, Villa Carlotta is 8 km, Varenna is 9 km, Mezzegra is 10 km, Menaggio is 10 km, Lenno is 11 km, Villa del Balbianello is 11 km, Isola Comacina is 12 km, Argegno is 18 km, and Como is 35 km.

The Property
Situated in Limonta, Property 120 is an exclusive 18th-century property surrounded by a century-old botanical park overlooking the lake, with a unique private waterfront. Proudly preserved by four generations, the villa offers guests the opportunity to experience authentic Italian traditions alongside the highest standards. With its elegant atmosphere, Property 120 can accommodate sixteen guests in eight bedrooms (six double bedrooms and two twin rooms) with bathrooms, spread over three floors.

Surrounded by ancient cedars and overlooking Lake Como with its 200-metre private waterfront, Property 120 features a heated pool and a spacious poolside area with sun loungers. Enjoy breakfast under the Liberty gazebo, relax with a book from the library by the lake, or take a swim in the pool. Explore the lush garden with its diverse plant species, or indulge in boating on the lake. The ten-hectare grounds include a botanical garden, a rose-lined footpath, a rock garden, a vineyard, olive groves, and fruit orchards.

The ground floor, flooded with natural light, features a grand 200-square-metre hall with frescoed ceilings, an 18th-century marble fireplace, crystal chandeliers, and a blend of family heirlooms and fine antiques. A spacious dining room with a large table, a professional kitchen with a breakfast table, and all the necessary amenities are also on this level, along with a laundry room and two modern guest

bathrooms. The villa's three floors are linked by a modern lift and a beautiful staircase for a more romantic touch.

The villa's interiors are filled with antiques, carpets, and chandeliers passed down through generations. A modern lift takes you to the first floor, which can also be reached by a stone staircase. The first floor features a study and a living area with a desk, satellite TV, and an elegant terrace overlooking Lake Como and the Alps. The two wings of the villa house seven bedrooms (five double bedrooms and two twin rooms), each with its own private bathroom (two of the double bedrooms have en-suite bathrooms).

The second floor features a games room, perfect for pool, cards, and other games. It also houses a fully-equipped gym, an exclusive sauna with a shower and tea corner, and a double bedroom with an en-suite bathroom and bathtub. All rooms have private bathrooms, with two double bedrooms on the first floor and one on the second floor having en-suite bathrooms. Two bathrooms on the first floor and the one on the second floor include bathtubs, while the others have showers.

# PHOTOS







