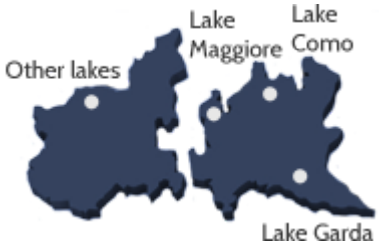


Property 121



Number of beds: 20
Bedrooms: 10

Accessibility for people with reduced mobility

Accessibility for people with disabilities

Pets Allowed
Pets allowed at no extra cost.

Playground

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Tennis Court

Safe
Safe in all bedrooms.

Crib

Available For Events
Maximum capacity: 100 people.

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 located approximately 26 km from Azienda Agricola Sorasso, in Domaso.

The Villa is Less Than 15 km From a Golf Course
The villa is located 9 km from the Menaggio Golf Club and Cadenabbia Golf Club.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
10 Double bedrooms.All double beds can be converted into twin beds.Ground floor:Room with king bed (13.5 sqm – bathroom 12.35 sqm).First floor:Yellow room with king bed (21.28 sqm – bathroom 18.25 sqm).Lilac room with king bed (17.64 sqm – bathroom 16 sqm).Ivory room with king bed (21.83 sqm – bathroom 8.88 sqm).Second floor:Pink room with king bed (21.33 sqm – bathroom 12.50 sqm).Ivory room with king bed (22.21 sqm – bathroom 9.43 sqm).Third floor:Light-blue room with king bed (15.75 sqm – bathroom 5.26 sqm).Peach room with king bed (22.36 sqm – bathroom 7.20 sqm).Green room with king bed (22.88 sqm – bathroom 9.93 sqm).Dependance:Room with king bed and bathroom (18 sqm).

Bath amenities
Bathroom courtesy line not tested on animals, with daily refill.

Nearby
Hotel Sole 900 Restaurant at 900 metres, Ristorante Pizzeria Platani at 1,100 metres, Ristorante Lauro at 1,150 metres, and Ristorante Da Luigi at 1,300 metres. Banca Popolare di Sondrio at 400 metres. Bar Piave at 400 metres. Minimarket at 700 metres. Pharmacy at 600 metres. Post office at 500 metres.

Gym

Parking Space
Parking for five cars, within the property but outdoors. Included in the price.

Table Tennis

Swimming Pool
Octagonal pool.8 × 5 mDepth: 1.25 mHeating included from mid-May to mid-September. Heating outside this period is available at an extra cost.

Heating
Radiator heating. Included in the price.

Heated Pool
Heating included from mid-May to mid-September. Heating outside this period is available at an extra cost. To reach the minimum water temperature of 24–25°C, the heating needs to be turned on 36 hours before guest arrival in mild weather conditions. If the weather is colder, a minimum of 72 hours is required. Once the minimum temperature is reached, heating must be maintained for at least 12 hours per day to keep the temperature stable.

High Chair

Concierge Service
Highly personalised, unique experiences organised by the in-house concierge. Included in the price.

Cook Service

Chef service for dinner (food included, choosing from the dishes included in the rental). Beverages excluded; to be paid at the end of the stay (deposit required on arrival, at check-in).Daily international breakfast included, both food and beverages (tea, milk, coffee, hot chocolate, fruit juice, bread, jam, butter, honey, croissants, cereals, yoghurt, cheeses).Available on request, but always included in the rate: scrambled eggs, 4 minutes; boiled eggs, 9 minutes; fried eggs, 5 minutes; soft-boiled eggs, 3 minutes; omelette with or without vegetables; bacon; cooked ham; cured ham; and bresaola.

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

Smart TV

 Pool Table

Mattress topper

 Satellite TV

 Countryside View

 Lake View

 Wi-Fi

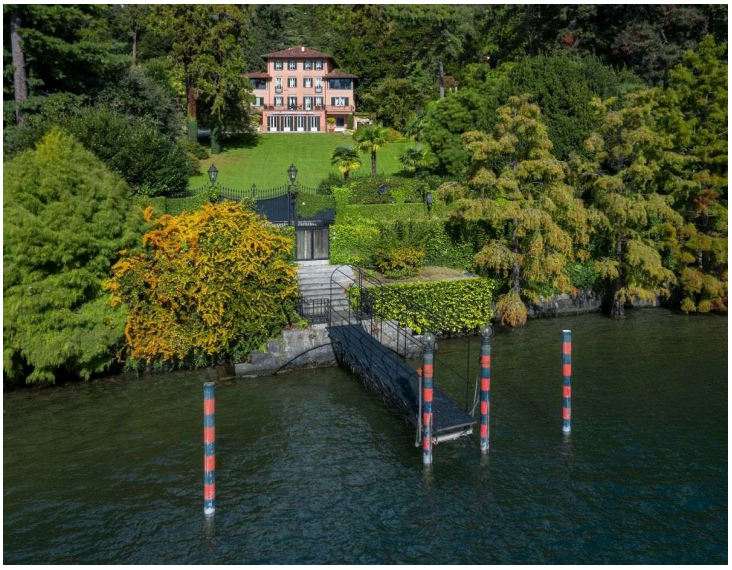
*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

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.

Property 121 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.

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













































































