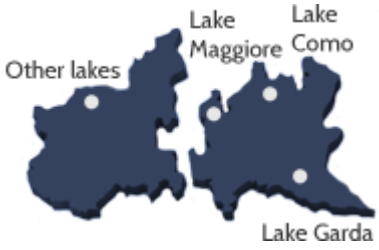


Property 1557152212



Number of beds: 12 + 2
Bedrooms: 6 + 1

Private Beach Access
The beach in front of the villa is public and unserviced. It can be accessed directly via the slipway, which is also used for boats.

Accessibility for people with reduced mobility

Accessibility for people with disabilities

Pets Allowed
Pets allowed at no extra cost.

Playground

Air Conditioning Throughout
Air conditioning available in the living room and dining room. Included in the price.

Air Conditioning In The Bedrooms
Air conditioning in all bedrooms. Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Safe
A single shared safe located in the basement.

Crib

Available For Events
Maximum capacity: 30 people.

 Stereo system and DVD

 Internet in the garden and common areas

Close to a vineyard or winery
The villa is located approximately 9 km from Azienda Agricola Sorsasso, in Domaso.

The Villa is Less Than 15 km From a Golf Course
The villa is located approximately 14 km from the Menaggio & Cadenabbia Golf Club.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions
7 Bedrooms:Ground floor: Silver room (also for disabled guests): 14 sqm – bathroom 8 sqm – double bed (200x170 cm) convertible into twins; en-suite bathroom with walk-in shower. Light-blue room: 9 sqm – bathroom 6.50 sqm – small double bed (190x140 cm); external bathroom with shower.First floor: Yellow room: 14.50 sqm – en-suite bathroom with shower 5 sqm – double bed (200x170 cm) convertible into twins. Orange room with side terrace: 23 sqm – en-suite bathroom with shower 7 sqm – double bed (200x170 cm) convertible into twins. Green room: 22 sqm – en-suite bathroom with shower 6 sqm – double bed (200x170 cm) convertible into twins. Lilac room with lake-view terrace: 19.50 sqm – en-suite bathroom with shower 7 sqm – double bed (200x170 cm) convertible into twins. Pink room: 18 sqm – en-suite bathroom with bathtub 7.50 sqm – double bed (200x170 cm) convertible into twins.

Bath amenities
Bathroom courtesy line not tested on animals, initial supply and weekly refill.

Nearby
The villa is located approximately 650 m from Veranda Beach and Laguna Beach restaurant/bars, and about 2 km from Ristorante La Baia and Hotel Ristorante Pizzeria Lumin. Bar Sport is just 300 m away. Supermarket and bakery/patisserie are about 600 m away, the bank about 800 m, and the pharmacy about 1,300 m.

 Gym

 Parking Space
Private on-site parking for 10 cars, outdoors. Included in the price.

 Table Tennis

 Swimming Pool
10 x 4 m.Depth: 1,20 m.

 Heating
Underfloor heating. Included in the price.

 Heated Pool
Swimming pool heating included in the price from mid-May to mid-September. Available at an extra cost during the rest of the year.

High Chair

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

 Housekeeping
Daily cleaning service (Monday to Saturday). Included in the price.

Smart TV

Mattress topper

Satellite TV

Ceiling Fans

Countryside View

Lake View

Wi-Fi

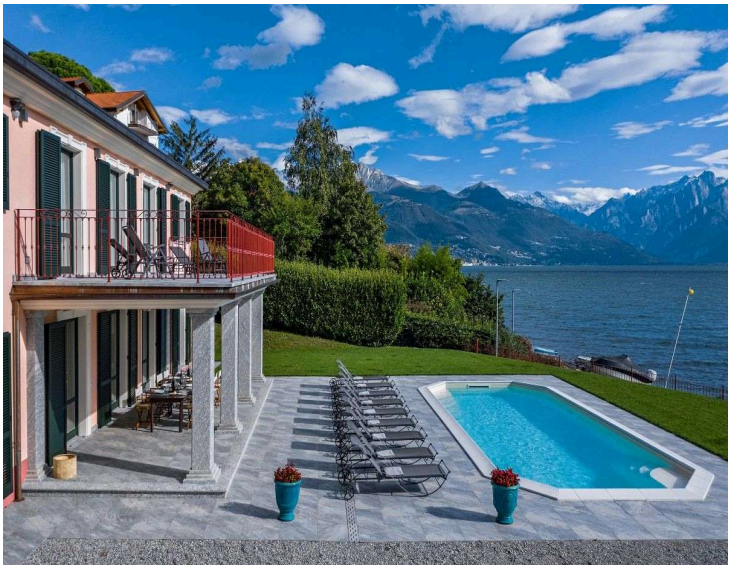
*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Villa Mozart is 44 km from Lugano Agno Airport, 91 km from Milan Malpensa Airport, 102 km from Bergamo Orio al Serio Airport, and 117 km from Milan Linate Airport. Villa Mozart is 2 km from Pianello del Lario, 11 km from Menaggio, 14 km from Cadenabbia, 16 km from Varenna, 16 km from Tremezzo, 18 km from Bellagio, 19 km from Lenno, 20 km from Ossuccio, 22 km from Colico, and 46 km from Como.

FEATURES

- 6 Double (or Twin) Bedrooms + 1 Additional Bedroom with Separate Bathroom (On Request)
- 6 En-Suite Bathrooms
- Heated Swimming Pool (Mid-May to Mid-September)
- Paved Poolside Area with Sun Loungers and Benches
- Modern Fully Equipped Kitchen
- Spacious Living Area with Fireplace
- Elegant Dining Area
- Private Access to Lake Promenade and Beach
- Panoramic Outdoor Dining Area
- Private Jetty, Mooring Buoy, Boat Slipway
- Private Parking
- Satellite TV, DVD, CD Player, Library
- 2 Ovens
- Blast Chiller
- Large Fridge-Freezer
- 2 Dishwashers
- Additional Sitting Room
- Laundry Room (Washing Machine and Tumble Dryer)
- Soundproofed Windows Throughout





DESCRIPTION

Property 1557152212 - PIANELLO DEL LARIO

6+1 Bedrooms

Location and Surrounding Area
Located in the peaceful village of Pianello del Lario, on the north-western shore of Lake Como, Property 1557152212 enjoys a lovely setting where guests can relax and take in the beauty of the lake. The area is perfect for lakeside walks, swimming, and enjoying a more authentic side of Lake Como. Within a short drive, guests can reach some of the lake's most famous spots, including Menaggio, with its charming promenade and ferry links, the elegant Bellagio, and the historic Villa Carlotta with its beautiful gardens in Tremezzo.

The surroundings of Property 1557152212 offer endless opportunities for discovery. Just a short drive away lies the elegant town of Menaggio, known for its lakeside promenade, boutiques, and inviting cafés. From here, guests can easily catch a ferry to explore the central part of the lake, including the famed triangle of Varenna, Bellagio, and Tremezzo. Each village has its own charm – from Varenna's romantic alleys and botanical gardens to Bellagio's elegant villas and panoramic viewpoints.

One of the area's must-see attractions is Villa Carlotta in Tremezzo, renowned for its impressive art collection and lush terraced gardens overlooking the lake. Nearby, Villa del Balbianello in Lenno is another iconic destination, set on a promontory and surrounded by perfectly manicured grounds – it is no wonder it has been featured in several famous films. These historic villas are not only architectural gems, but also offer some of the best panoramic views on the lake, especially at sunset.

For those who enjoy nature and outdoor activities, the hills behind Pianello del Lario are ideal for walking and hiking, with trails leading to panoramic points and traditional mountain hamlets. The nearby Val Senagra Park and Lake Piano Nature Reserve also offer peaceful settings for a day out in nature. Whether you are in the mood for culture, nature or simply soaking in the views, the area around Property 1557152212 offers something special for every kind of traveller.

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The Property
Nestled on the enchanting north-western shores of Lake Como, Property 1557152212 is a splendid lakeside retreat offering privacy, elegance, and unmatched comfort. A perfect harmony of contemporary design and timeless beauty, this exclusive villa promises a stay of tranquillity and sophistication. Designed to host up to 12 guests in six double bedrooms, plus an additional bedroom available on request, Property 1557152212 is the ideal choice for large families or groups of friends seeking a refined escape.

Framed by the backdrop of lake and mountains, the villa's outdoor spaces are truly mesmerising. A heated swimming pool (available from mid-May to mid-September), complete with Roman steps and grey paving, takes pride of place by the water's edge, surrounded by sun loungers and benches for gazing out across the ever-changing lake horizon. A dining area invites guests to linger over outdoor meals. Guests will also enjoy direct access to the lake promenade and beach, a private jetty, a mooring buoy, and a boat slipway.

Inside, the living and dining area features plush seating, an armchair, a fireplace, and an elegant chandelier, all seamlessly connected to a state-of-the-art kitchen equipped with two ovens, a blast chiller, a large fridge-freezer, two dishwashers and a central island. Interiors are enhanced by high-

quality finishes, including antique Lombard terracotta floors and staircases of aged chestnut wood. Every detail has been carefully curated to ensure maximum comfort, including soundproofed windows throughout the villa.

With its privileged lakeside location just 600 metres from local shops, cafés and restaurants, Property 1557152212 offers the perfect balance between privacy and convenience. The ground floor houses a silver double bedroom (king-size or twin) with en-suite bathroom and step-free access, suitable for guests with reduced mobility. A second light blue double bedroom, with a French-size bed and an adjacent bathroom with shower, is also on this floor. A few steps down from the entrance hall lead to a laundry room.

On the first floor, you will find five double bedrooms, all with en-suite bathrooms and individually controlled air conditioning. The pink bedroom (king-size or twin) enjoys lake views; the lilac bedroom (king-size or twin) features a terrace overlooking the water; the green bedroom (king-size or twin) boasts lake views and a bathroom with bathtub; the orange bedroom (king-size or twin) has a side view and a private terrace; and the yellow bedroom (king-size or twin) offers a side view.

PHOTOS

