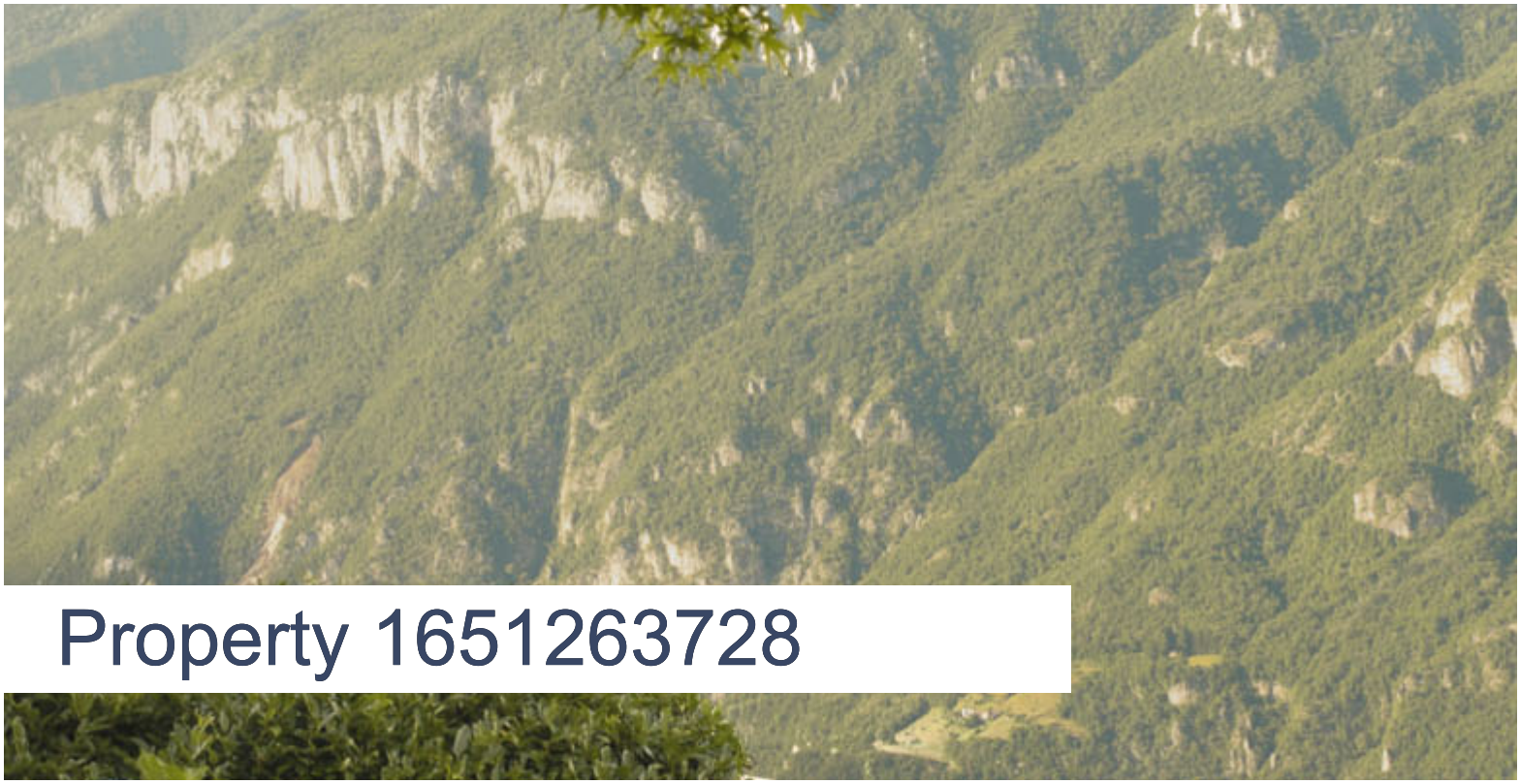


Property 1651263728



Number of beds: 14
Bedrooms: 6 + 2

Bathrobes and Slippers
Slippers provided for each guest.

Pets Allowed
Small pets allowed on request.

Air Conditioning In The Bedrooms
Air conditioning available in some rooms. Specifically, it is provided in the three double bedrooms of the main house. In the annexe, it is available in both bedrooms and in the living room. Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Safe
A safe in the master bedroom.

Crib

Stereo system and DVD

Fibre Internet

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 about 35 km from the Angelinetta Winery in Domasco.

The Villa is Less Than 15 km From a Golf Course

The nearest golf course is in Menaggio, located 14 km from the property. However, to reach it you need to take the ferry from Bellagio. The Bellagio–Menaggio ferry (which also transports vehicles) takes 6 minutes to cross.

The maximum distance from the city centre is 1.5 km

The villa is 1,4 km from Civenna.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions

6 Bedrooms (4 double bedrooms + 2 single bedrooms).1 Double bedroom (14 sqm, king-size bed).1 Double bedroom (14 sqm, queen-size bed).1 Master double bedroom (35 sqm, king-size bed).1 Double bedroom (16 sqm, queen-size bed).1 Single bedroom (10 sqm, bed 100x195 cm).1 Single bedroom (16 sqm, small double bed 110x200 cm).

Bath amenities

Aesop liquid hand soap, body wash, shampoo and conditioner. Refill provided whenever needed.

Nearby

In the centre of Civenna, you will find a supermarket, a restaurant-pizzeria, a bakery, a greengrocer, a pastry shop, a tobacconist, a newsagent, and an ATM.Among the nearest restaurants, the most noteworthy are: Trattoria La Busciona (a traditional trattoria with a lovely view), Trattoria Baita Belvedere (a good restaurant with an extraordinary view), Trattoria Salice Blu (refined cuisine in an elegant setting), La Pergola in Pescallo (enchanting location, excellent cuisine and a terrace overlooking the lake), and Alle Darsene di Loppia (excellent fish, very chic and intimate atmosphere).

Gym

Parking Space

A covered garage within the property with 4 parking spaces (the annexe garage can also be used if needed; it is also covered and offers 4 additional parking spaces). Included in the price.

Swimming Pool

Infinity pool.84 smq.Depth: 1,40 m.

Heating

Heating with radiators. Not included in the price.

Heated Pool

Pool heating is available in April, May and September at an additional cost, depending on temperature and weather conditions. To reach a water temperature of 27°C, it may be necessary to switch on the heater 48 hours before guests' arrival in mild weather. If the weather is colder, the minimum required heating time is 48–72 hours. Once the minimum temperature is reached, a minimum of 14 hours of heating per day is needed to maintain the temperature. If the outside temperature falls below 16 degrees, it may be difficult to reach the optimal water temperature.

High Chair

Concierge Service

Daily concierge service, available both by phone and on site (Monday to Sunday, from 8:00 am to 10:00 pm). Included in the price.

Housekeeping

Daily housekeeping service (8:00 am to 12:00 pm and 3:00 pm to 7:00 pm). Included in the rental price.

Smart TV

Staff living on site

The housekeeper sleeps in an isolated annexe, located on one side of the park, completely secluded. The annexe has a garage and a separate access to the road.

Satellite TV

Lake View

Wi-Fi

Insect Screens

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

NEARBIES

Villa Civenna is 68 km from Milano Linate Airport and 78 km from Milano Malpensa Airport. The villa is just 600 metres from Civenna, 7 km from Bellagio, 11 km from Villa Carlotta, 11 km from Tremezzo, 13 km from Varenna, 14 km from Menaggio, 14 km from Lenno, 14 km from Mezzegra, 15 km from Lezzeno, 15 km from Villa del Balbianello, 16 km from Isola Comacina, 21 km from Argegno, 29 km from Laglio, 33 km from Blevio, 33 km from Como, and 38 km from Cernobbio. A helipad is 700 metres from the villa's entrance gate.

FEATURES

Main Villa:

- 6 Bedrooms (4 Double Bedrooms + 2 Single Rooms)
- 5 Bathrooms + 1 Guest Bathroom
- Fully Equipped Kitchen and Second Kitchen
- Spacious Living Room and Second Living Room
- Formal Dining Room
- Library
- TV Room/Study
- Wine Room
- Terrace
- Smart TV
- Fireplace (Staff Supervision Required)
- Card Table
- Exclusive Harp and Grand Piano

Guest House:

- 2 Bedrooms (1 Double Bedroom + 1 Twin Room)
- 1 Bathroom
- Fully Equipped Kitchen
- Well-Equipped Gym
- Laundry Room
- Wine Cellar

- Heated Infinity Pool (Heated On Request, Extra)
- Furnished Poolside Area
- Outdoor Dining Area with Barbecue
- Private Parking Area
- 2 Garages (Up to 8 Cars)
- Air Conditioning
- Dyson Fans
- Electric Roller Shutters
- High-Speed Wi-Fi (Indoors and Outdoors)
- 8 Smart TVs (In Bedrooms and Living Rooms)
- Streaming Services (Netflix, Apple TV, etc.)
- Integrated Sound System and Portable Sound System
- Gaggenau Appliances
- Blender and Juicer
- Microwaves

- Nespresso Machine and Moka
- Electric Kettle
- Toaster
- Iron and Ironing Board
- Outdoor Shower
- Safe (In 2 Bedrooms)
- Security Camera System (Outdoor)
- Alarm System (Main Property)
- Smoke and Carbon Monoxide Alarm
- Fire Extinguisher
- 12 Hectares Of Parkland
- Botanical And Architectural Gardens





DESCRIPTION

Property 1651263728 - CIVENNA

6+2 Bedrooms

Location and Surrounding Area
Set in the village of Civenna, a hillside hamlet in the municipality of Bellagio, the villa enjoys a superb position just 600 metres from the town centre. Situated approximately 400 metres above the lake, it offers sweeping lake and mountain views, and a naturally cool and breezy microclimate, making it an ideal summer retreat. Its elevated location ensures a sense of tranquillity and privacy, while still being within easy walking distance of local shops, cafés, and restaurants.

The area surrounding Civenna is renowned for its breathtaking natural beauty, with panoramic views stretching across Lake Como and the Grigna mountains. The winding roads and wooded hills offer a truly picturesque setting, ideal for peaceful walks, scenic drives, or simply enjoying the view from a shaded bench in the village. Whether bathed in golden morning light or framed by dramatic sunsets, the landscape around the villa is a constant source of wonder.

Just a short drive from Civenna lies the elegant town of Bellagio, often referred to as the “Pearl of Lake Como.” Here, guests can stroll through cobbled streets lined with boutiques, artisan shops, and charming trattorias, visit historic villas with splendid gardens, or take a ferry to explore other picturesque lakeside towns such as Varenna, Menaggio, and Tremezzo. The area offers a perfect blend of culture, history, and authentic Italian charm.

For those seeking more active pursuits, the surrounding region provides countless opportunities. Hiking and cycling trails wind through the hills and forests, offering spectacular views and the chance to discover local flora and fauna. Water sports, sailing, and boat rentals are also available on Lake Como, while golf courses and horseback riding centres can be found nearby. The villa’s position makes it easy to enjoy both lakeside adventures and tranquil mountain escapes.

Property 1651263728 is 68 km from Milano Linate Airport and 78 km from Milano Malpensa Airport. The villa is just 600 metres from Civenna, 7 km from Bellagio, 11 km from Villa Carlotta, 11 km from Tremezzo, 13 km from Varenna, 14 km from Menaggio, 14 km from Lenno, 14 km from Mezzegra, 15 km from Lezzeno, 15 km from Villa del Balbianello, 16 km from Isola Comacina, 21 km from Argegno, 29 km from Laglio, 33 km from Blevio, 33 km from Como, and 38 km from Cernobbio. A helipad is 700 metres from the villa’s entrance gate.

The Property
Set high above Lake Como, Property 1651263728 is nestled within twelve thousand square metres of superb parkland, featuring a refined selection of botanical and architectural gardens. Boasting spectacular mountain and lake views, the property offers a furnished 110-square-metre terrace, a heated pool, and 650 square metres of living space arranged over two floors. Elegantly appointed with tasteful Biedermeier-style furnishings, Property 1651263728 sleeps 10 guests in the main villa plus 3 additional guests in the guest house.

The villa’s private park is cared for by botanist Andrea Tantardini and features more than 250 plants, including a century-old copper beech, rare Japanese maples and a colourful display of blue, pink and white hydrangeas stretching nearly forty metres. Heather beds and carefully shaped topiary add further character to the garden. A network of paths winds through the lawns, statues and fountains, leading to panoramic benches and a small woodland at the top of the park.

In the sunniest corner of the park, the villa features an 84 sqm heated infinity pool, surrounded by mature trees and comfortable sun loungers. Pool heating is included from June to August and can be arranged in April, May, September and October at an additional cost (in October, subject to weather

conditions). The beautifully landscaped gardens offer furnished outdoor areas for relaxing, while the al fresco dining spaces provide the perfect setting for meals in the open air.

Main Villa (6 Bedrooms):
The first floor of the main villa boasts a spacious living room with sweeping views over Lake Como and the surrounding mountains. This elegant space features a smart TV, a fireplace, a card table, and direct access to the terrace. Adjacent to the living room is the formal dining room, which enjoys mountain and garden views. The fully equipped kitchen on this floor also provides direct access to the terrace. A convenient guest bathroom completes the upper level. Please note that fireplaces may only be used under staff supervision.

The lower floor of the main villa offers a second living room and kitchen, a library, a TV room/study featuring an exclusive harp, and a wine room. The living area is enhanced by a Carl Stein grand piano. The second kitchen is ideal for wine-tasting events or may be used as a bar. The wine room includes a dedicated tasting table. The library provides a peaceful retreat, perfect for relaxing with a good book. The villa has six bedrooms (four double bedrooms and two single rooms) spread across both floors.

On the upper floor, you will find the master bedroom featuring an en-suite bathroom with a Jacuzzi tub, and two double bedrooms, one with an en-suite bathroom with shower, and the other with a bathroom with shower located just outside the room. The lower floor comprises three bedrooms: one double bedroom with a queen-size bed and a single room sharing a bathroom, plus a single room with its own en-suite bathroom and a fireplace (may only be used under staff supervision).

All bedrooms are beautifully furnished and feature high-quality bed linen and bath amenities. Air conditioning is available in the three double bedrooms on the upper floor. The lower-floor bedrooms, comprising one double and two single rooms, are not air-conditioned but are equipped with Dyson cooling fans. Thanks to the villa's elevated position, approximately 400 metres above the lake, the setting benefits from a naturally cooler summer climate.

Guest House (2 Bedrooms):
The Guest House is rented together with the Main Villa and is never let separately. It is available for groups of more than ten guests or those requiring additional space. The ground floor of the dépendance features a well-equipped gym with Technogym equipment, including treadmills, exercise bikes, a Kinesis machine, strength-training equipment, and benches. The gym also provides direct access to the patio and garden. This floor additionally houses a fully equipped kitchen, a wine cellar and a bathroom with a shower.

The dépendance can sleep four guests in two bedrooms on the upper floor: a twin room (80x200 cm beds, which can be joined together), a bathroom with a bathtub and shower wand, and a double bedroom with a balcony. Both bedrooms are fitted with air conditioning, smart TVs, and Wi-Fi access available throughout, both indoors and outdoors. The lower ground floor houses a laundry room (staff access only), an additional bathroom with a shower, and one of the two garages, which together accommodate up to six cars.

When the Main Villa is rented on its own, staff stay on the upper floor of the Guest House, while guests retain full access to the ground-floor gym. At full occupancy, staff are accommodated off-site. The staff area on the lower floor of the Guest House, which also houses the laundry room, has a separate entrance and is entirely independent of the guest areas, ensuring complete privacy. The estate is maintained year-round by its gardener and its English-speaking caretaker, who also oversees daily cleaning and assists guests.

PHOTOS



































































