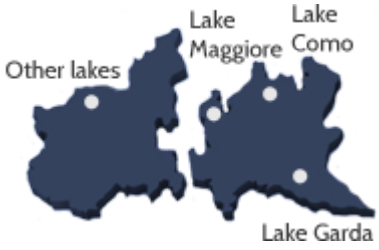


Property 437



Number of beds: 14
Bedrooms: 7

- Air Conditioning In The Bedrooms
- Dryer
- Barbecue
- Fireplace
- Tennis Court

Crib

- Stereo system and DVD
- Internet in the garden and common areas
- Dishwasher
- Washing Machine

Mattress sizes and bed dimensions

- Gym
- Parking Space
- Table Tennis
- Swimming Pool
- Heating

Heated Pool

High Chair

Ceiling Fans

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 Margaret is 56 km from Lugano Agno Airport, 72 km from Milano Malpensa Airport, 92 km from Milano Linate Airport, and 116 km from Bergamo Orio al Serio Airport. The villa is just 1.4 km from Lenno, 4 km from Tremezzo, 9 km from Bellagio, 9 km from Menaggio, 11 km from Varenna, 14 km from Laglio, 15 km from Civenna, 18 km from Moltrasio, 27 km from Como, and 30 km from Lecco.

FEATURES

Main Villa:

- 5 Double Bedrooms

House 2:

- 2 Double Bedrooms
- Small Kitchen
- Home Cinema with Kaleidescape System
- Fully Equipped Gym with Techno-Gym Equipment

Terrace House:

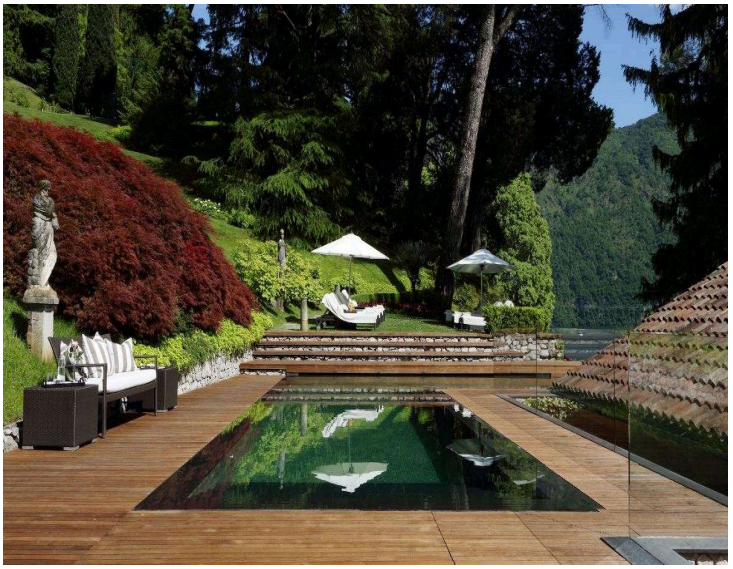
- 2 Bedrooms
- Fully Equipped Kitchen
- Living/Dining Room

Darsena:

- Staff Accommodation

- L-Shaped Heated Swimming Pool
- Floodlit Tennis Court with Artificial Grass, Rose Arbour
- Manicured Gardens with Tall Cypress Trees and Expansive Lawns
- Secluded Seating Areas
- Terraces With Open Loggias for Dining or Relaxation
- Various Walking Paths Through Gardens and Terraces
- Kitchen Garden for Guest Use
- Boat-Only Access; Overland Access via Hilltop Path





DESCRIPTION

Property 437 - LENNO

7 Bedrooms

Location and Surrounding Area
Just 1.5 km from the charming village of Lenno, Property 437 enjoys a stunning spot on the western shore of Lake Como. The elevated position offers sweeping views of the lake and surrounding mountains, combining tranquillity and privacy with easy access to local cafés, shops, and the iconic Villa del Balbianello. Guests can wander through Lenno or simply relax on the terraces and in the gardens, soaking in the beauty of this exceptional lakeside setting.

Just 1.5 km from the picturesque village of Lenno, guests can wander along the lakeside promenade, lined with elegant cafés, artisan boutiques, and traditional trattorias. Here, afternoons can be spent savouring local delicacies, sipping a coffee by the water, or simply absorbing the gentle rhythm of life on Lake Como. The village itself exudes a warm, welcoming atmosphere, where historic architecture and quaint streets create a delightful sense of intimacy.

A short distance from the villa lies the world-famous Villa del Balbianello, an iconic lakeside residence celebrated for its romantic gardens, stately terraces, and cinematic history. Visitors can explore its beautifully manicured grounds while enjoying breathtaking panoramic views across the lake. The surrounding hills and wooded slopes offer an abundance of walking and cycling paths, perfect for both leisurely strolls and more adventurous excursions.

Beyond Lenno, the western shores of Lake Como unfold a string of charming villages, including Tremezzo, Bellagio, and Menaggio, each boasting historic villas, elegant piazzas, and a rich cultural life. Guests can enjoy boat trips to hidden coves, water skiing, sailing, or simply cruising along the lake to admire its dramatic scenery and serene waters. The combination of tranquil seclusion, cultural treasures, and a wealth of outdoor activities ensures that every stay in this area is as engaging as it is rejuvenating.

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The Property
Perched on the western shore of Lake Como, Property 437 is an extraordinary private estate that accommodates up to 14 guests across 7 exquisitely appointed bedrooms. With origins dating back to the XIX century, the villa exudes timeless elegance, offering a true sense of Italian refinement. The estate spans an impressive 30,000 square metres and comprises the Main Villa, a charming Guest House, a Terrace House, a Pool House with cinema and gym, and a Darsena for staff and boat access.

The villa’s gardens are among the most celebrated on Lake Como, boasting towering cypress trees, expansive lawns, and multiple secluded seating areas. The property is accessed exclusively by boat, ensuring absolute privacy, with a landing stage leading through formal gardens, a fountain pool, and a short flight of steps into the villa. Outdoor living features an L-shaped heated swimming pool with infinity edge, glass-tile lining, waterfall views, teak decking with sunbeds, and areas designed for seclusion.

A floodlit tennis court surrounded by a rose arbour, terraces with open loggias, various walking paths through manicured grounds, and a kitchen garden for guests’ use further enhance the outdoor experience. Water skiing and sailing are also available on the lake, subject to conditions. Overland access is limited to a picturesque hilltop path to the local village, offering a charming detour for those seeking independence and local discovery.

Main House (5 Bedrooms):
The Main House offers a Master Suite with lake views, a king-sized bed, parquet floors, working fireplace, a private office, and a marble bathroom. Other suites include the Lilac Suite with a private terrace, the Blue Suite with garden and courtyard views, the Red Suite with a large balcony overlooking the lake, and the Studio Suite, ideal as a nanny's bedroom, featuring a living room and office area. The second floor houses a library with lake views, a fireplace, comfortable sofas, and a separate bathroom.

House 2 (2 Bedrooms):
House 2, adjacent to the Main Villa, features a state-of-the-art home cinema with a Kaleidescape system, a fully equipped gym with Techno-Gym equipment, a small kitchen, and a bathroom. The Terrace House, nestled lakeside, offers a two-floor layout with a fully equipped kitchen, living/dining room, fireplace, patios, and two bedrooms with bathrooms. The Darsena accommodates staff and provides boat storage for exclusive lake access.

PHOTOS















