

# VILLA COMASINA

ITALY | ITALIAN LAKES



**4 Bedrooms**



**8 Guests**



**£8,125**







- › Air Conditioning
- › Beach within 10 minute walk
- › Chef service available
- › Family villa
- › Near shops/restaurants
- › Near the beach
- › With WIFI

"Nestling on the shore of Lake Como, opposite the renowned Villa Balbianello and just 12 minutes' drive from Bellagio, this classic Italian villa is perfectly placed to explore this enchanting lake providing fabulous views; with the pebble beach on your doorstep and the village of Lezzeno just a stroll away, this property is ideal for your Italian lakeside holiday".

This impressive, classic-style family villa is a little gem on Lake Como. Its bright yellow façade and leafy garden reminds of renowned Villa Balbianello – which forms part of the villa's panoramic views. Living life 'al fresco' is what Italy is all about, and what better place than this villa's manicured gardens, furnished covered terrace and pebble beach? With the village centre of Lezzeno just a short stroll away, you are never far from a great cappuccino, a meal of fresh lake fish or wood-fired pizza and the chance to rub shoulders with the Lake Como locals. The area's quaint villages and places of interest are all within easy reach by car or public boat from the nearby pier. The accommodation of this property is arranged over three floors, with each room, terrace and balcony designed to maximise the stunning lake view.

## ACCOMMODATION

(240 m<sup>2</sup>)

### Ground floor:

Kitchen/ breakfast area (microwave, electric oven, coffee machine, kettle, toaster, fridge and freezer, dishwasher), door to the covered terrace for long lazy lake-view meals.

Laundry room, washing machine, iron/ board.

Open-plan living/ dining space, fireplace, Sat TV, antique Italian furniture, door to terrace and garden.

### First floor:

Bedroom 1: Queen-size bed, door to balcony.

Bedroom 2: Queen-size bed, door to balcony.

Bedroom 3: Twin beds.

Family bathroom, Jacuzzi tub, sink, W.C, bidet.

Shower room, sink, W.C., bidet.

### Second floor:

Bedroom 4: Queen-size pull-out sofa-bed, timber-beamed ceiling, views over Villa Balbianello.

Private shower room, sink, W.C., bidet.

Office area.

### Grounds:

800 m<sup>2</sup> of manicured gardens with mature trees and ample lawn areas. Garden furniture and sun loungers. Lake view, covered terrace with al fresco dining area and lake views. 2 canoes and 4 bicycles available for guests' use. Access to pebble beach. Parking for 4 cars within the grounds.

## DISTANCES

Lezzeno village centre: 2 minutes' walk.

Nearest Restaurant: 10 minutes' walk.

Ferry pier: 500 metres.

Bus stop: 5 minutes' walk.

Nearest Shops in Lezzeno: walking distance.

Milan: 80 km.

Como: 30 km.

Lecco: 30 km.

Verona: 220 km.

Lugano (Switzerland): 80 km.

Milan/ Malpensa Airport: 85 km.

Milan/ Linate Airport: 90 km.

Milan/ Bergamo Orio al Serio Airport: 100 km.