

# Villa Comasina

Region: ITALY

Sleeps: 8 Bedrooms: 4 Bathrooms: 3



## Overview

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.

## Description

Lake Como: 12 minutes' drive from Bellagio, this classic Italian 4-bedroom villa is built on the lake's shore, just a few steps from a pebble beach and a short stroll from the local village.

This impressive, classic-style family villa is a little gem on Lake Como. Its bright yellow facade 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:

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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 m2 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.

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## Layout

### ACCOMMODATION

(782 m2)

#### **Ground floor (entry level):**

Entrance hall and access to partly covered terrace and infinity swimming pool.

Guest WC.

Very spacious L-shaped room incorporating the open plan kitchen (hob & oven, microwave, 2 fridge/freezers, dishwasher, kettle, toaster, filter coffee machine & espresso coffee machine)/ dining room and living room (Smart TV), doors to an outdoor dining terrace (with pull-out shade) and built-in barbeque area.

Bedroom 1: Double bedroom suite (160x200 cm), shower bathroom.

Bedroom 2: Double bedroom suite (160x200 cm), shower bathroom.

Bedroom 3: Twin bedroom suite (2 beds of 90x200 cm) with shower bathroom.

#### **Top floor:**

Very spacious TV lounge opening onto to large panoramic terrace.

Separate office area/workstation.

Bedroom 4: Triple bedroom suite for children (3 beds 90 x 200cm each) with shower bathroom and a Roman bath, door to panoramic terrace.

Bedroom 5: Master double bedroom (160x200 cm) with closet area, shower room with double basins, door to panoramic terrace.

#### **Lower ground floor:**

(these rooms can be accessed through the main house or through a separate garden entrance)Small living room with TV/games opening onto the garden.

Bedroom 6: Double bedroom suite (bed size 180x200 cm),

## More Info

## Features

- Aircon
- WiFi Internet
- Easy Walk to Beach
- Private Pool

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shower bathroom, door to garden.

Bedroom 7: Twin bedroom suite (2 beds of 90x200 cm),

shower bathroom, door to garden.

## **Grounds:**

Private grounds with stunning views comprising ample lawn areas and several terraces. Al fresco dining area with built-in barbeque area. Outhouse laundry facilities. Partly covered, private 12.5 x 4.5m, heatable swimming infinity pool (depth: 0.30m - 2m; Roman steps), sun loungers, decked area with sea views.

PLEASE NOTE: Although fenced-in, the cliffside location of this property is not suitable for young children there are a number of unprotected drops from the indoor staircase and the swimming pool surround as well as some low balcony walls.

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## Location

### 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.

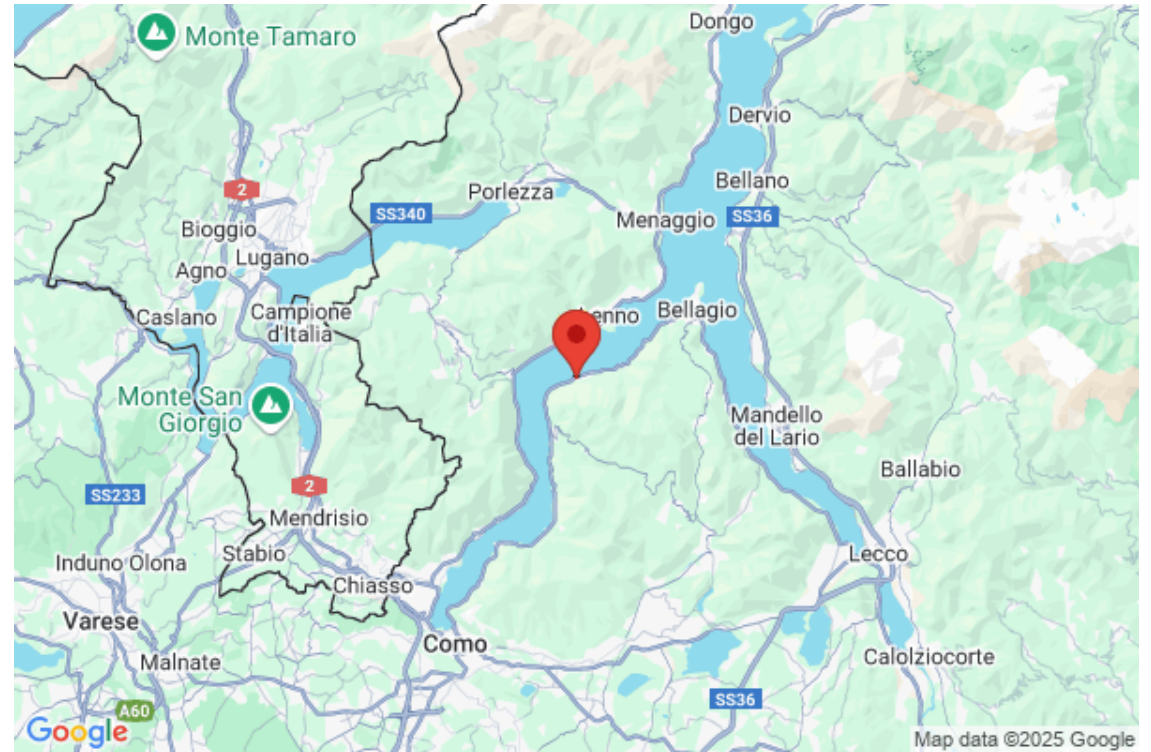
Verona: 220 km.

Lugano (Switzerland): 80 km.

Milan/ Malpensa Airport: 85 km.

Milan/ Linate Airport: 90 km.

Milan/ Bergamo Orio al Serio Airport: 100 km.

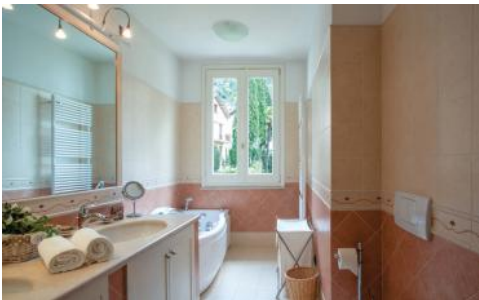


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## Photos



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