Villa Besana

Region: Italian Lakes **Sleeps:** 7

Overview

Offering a phenomenal panorama of Lake Como and its impressive surrounding mountains, this superb villa is sure to leave you speechless. Just a 5 minute drive from a charming lakeside village and a 20 minute drive from the incredible city of Como, this property is in an ideal location. Whether it's unwinding in one of the multiple terraces, heading for a dip in the heated pool or relaxing in the wellness area, you will never tire of things to do at Villa Besana.

This recently renovated home offers a wonderful blend of old and new. The property maintains classic architectural details such as marbled columns and parquet floors whilst also providing modern comforts such as a high tech stereo system and smart TVs. You are sure to be left impressed as soon as you step through the door and admire its elegant interior design. Boasting 4 air-conditioned bedrooms, 3 bathrooms, a spacious living room, dining area and a fully equipped kitchen, you will be swept off your feet by this villa.

The outside of this property is even more remarkable with truly unimaginable views. Be amazed as you step out into the exquisite garden area offering multiple terraces and ample garden furniture to laze on or dine at. You can even find a wellness area complete with a whirlpool in which up to 6 guests can de-stress in. Head down to the lower terrace for a swim in the outstanding heated pool or to sunbathe on one of the comfortable loungers provided.

Moreover, this villa is located just a 5 minute drive away from a delightful village offering many magnificent restaurants and shops to enjoy. What's more, there are plenty of hiking opportunities and scenic viewpoints in this area as well as some stunning waterfalls. Additionally, head only 20 minutes by car to reach the magical city of Como.

On top of this, the beautiful towns of Menaggio and Tremezzo are just a 30-40 minute drive away. Further afield, reach the bustling city of Milan in only 45 minutes by car and the gorgeous city of Bergamo in just 1 hour and 20 minutes.









Facilities

Villa • Paragliding • Go-Karting • Tennis Nearby • Historical Sites • Watersports • Boat Trips • <1hr to Airport • Walking/Hiking Paths • Walk to Village • EV Charger • Ideal for Kids • Golf Nearby • Air-Con • Private Pool • Recommended • Chef/Cook Available • Has Discount • Maid Service Included • Heated Pool • Wow Factor • Ideal for Teens • Special Offer • Has Offer • Cots (Cribs) • Parking Space • Waterfront • Wi-Fi/Internet • Lakes and Mountains • Washing Machine • Coffee Machine •

Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Lift • Tumble Dryer • Dishwasher • Safety Deposit Box • Smart TV • Satellite TV • Heating • Water excursions/Boat trips • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interior

Ground Floor
-Fully equipped kitchen including a hob, oven, dishwasher and coffee maker
-Living room with double French doors
-Dining room seating up to 10 guests

First Floor
-1 x bedroom with king-size bed, balcony offering a panoramic view and en-suite including a bathtub
-1 x bedroom with queen-size bed offering a panoramic view and direct access to a furnished outdoor terrace
-1 x bedroom with single bed
-1 x bathroom with a shower

Second Floor
-1 x bedroom with twin beds, a lake view and en-suite with a bathtub
-An additional is terrace accessible from this floor

Outside Grounds

-Heated private pool (8.5m x 3m) with a furnished sun deck
-Private well-kept garden
-Wellness area with a whirlpool fitting up to 6 people
-Several terraces with outdoor seating
-Barbecue
-Private Garage for Up to 6 Cars
-Charging Point for Electric Cars

Facilities

-Wi-Fi
-Heating
-Air-conditioning
-4 x Smart TVs
-Lift
-Stereo System
- Cot and high chair (on request)









Location & Local Information

Situated in a lovely residential area overlooking the glorious lake and surrounding mountains and just a short 5 minute drive from the nearest village, this property offers the perfect location. In this village you can find an array of amenities such as restaurants and shops. Moreover, here you can find some amazing nature spots such as two waterfalls and several hiking routes.

In addition, drive just 20 minutes to reach the extraordinary city of Como where you can find a greater range of amenities as well as admiring the immense beauty and culture offered here. Whilst in Como be sure not to miss some of the city's most historic buildings such as Villa Olmo and the Volta museum. Stroll through the many spectacular piazzas, idyllic narrow streets and gaze in awe at the Romanesque and Gothic style churches.

What's more, reach the fascinating town of Tremezzo where you can't miss the excellent Villa Carlotta, Villa del Balbianello and the Greenway del Lago di Como. Furthermore, the spell-binding town of Menaggio is only a 40 minute drive away. In this stunning town be sure to visit the many gardens and churches including San Stefano and San Giusto. Additionally, the famous town of Bellagio is just an hour's drive away. Also known as the Pearl of Lake Como, Bellagio offers terrific shops, restaurants, colourful narrow streets and extraordinary views of the lake.

For those looking for an adrenaline rush, throughout the lake you can also find several spots offering the opportunity to carry out many different types of sports. For example you can try your hand at windsurfing, water skiing, mountain biking or even paragliding! Additionally, there are multiple locations offering the chance to play tennis or golf all around Lake Como.

Furthermore, there are some wonderful cities nearby which you can easily visit for a day trip. Drive just 45 minutes to reach the fashion capital of the world, Milan. In this remarkable city you will be treated to a variety of









designer shops and high-end restaurants. On top of this, there are several unmissable tourist attractions here such as the Duomo di Milano and Galleria Vittorio Emanuele II. Furthermore, you can get to the gorgeous city of Bergamo in 1 hour and 20 minutes.

Local Amenities

Nearest Airport	**Milan Malpensa (58km)**
Nearest City	**Como (7km)**
Nearest Town/City	**Moltrasio (3km)**

What we love

- Outstanding views of Lake Como and its surrounding mountains.
- Sizeable outdoor area to relax in with a whirlpool, multiple terraces, abundant garden furniture and a heated pool to choose from.
- Just a 5 minute drive away from the closest town and amenities as well as only being a 20 minute drive away from the magnificent city of Como.

What you should know...

- It is recommended to hire a car if you would like to travel around the lake to other towns and villages and further afield to cities such as Bergamo and Milan.
- Please note that air-conditioning is featured in the villas bedrooms only.
- Pool heating is to be requested in advance: €1,000 per week.

Terms & Conditions

- **Arrival time:** 3.00 p.m. – 8.00 p.m. Please note that guests are required to indicate their estimated arrival time no later than 4 weeks prior to arrival. Late arrivals may delay admittance to the property and surcharges may apply.

- **Departure time:** 10.00 a.m. Please note that late departures may result in surcharges.

- **Energy costs included?:** Yes, up to €50 and then at an extra cost based on consumption, payable locally.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required). Weddings, stag/hen parties and any special events are not allowed. Please note home security devices may be installed at the villa, please enquire for further information. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note that the use of any external caterers and/or contractors is not permitted. Please note that external guests visits must be subject to owner's approval.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €800, payable locally. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Extra cost €100 per day, payable locally.

- **Pool heating charge?:** To be requested in advance: Extra €1000/week, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately April to October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.

- **Damage Waiver:** A damage waiver of €249 is due to help you enjoy a peaceful stay. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of €3500. It is essential to report any damage during your stay for the waiver to apply. Any damage not reported means the waiver will not be valid. Above €3500 claims will be made to recoup the extra charges incurred to repair any damage.