

# Zoca De Oli

**Region:** Italian Lakes   **Sleeps:** 6

## Overview

Zoca De Oli is a charming three-bedroom villa tucked away on the shores of Lake Como, accessible only by boat. This exclusive, beautifully restored 19th-century stone quarryman's house accommodates up to seven guests in a uniquely tranquil setting.

Famed local author Guiseppe Guin has made this exquisite nineteenth-century stone quarryman's home a place to diverge from everyday life, with many of his novels and short stories set in the towns on Como's perimeter. It's easy to see how spending time at Zoca De Oli provides artistic inspiration, with the kind of blissful peace craved by writers and creators of all hues enhanced by an astonishing lakeside backdrop.

The interiors blend antique elegance with local stone and timber, featuring a vaulted bookcase, a carved writer's desk, and panoramic views through floor-to-ceiling windows. Each bedroom has its own distinctive charm, including a master suite with lake views, a separate woodland-facing double, a cosy single room, and a garden-accessed apartment with a double sofa bed.

Outdoors, the villa offers a peaceful garden with a hand-crafted dining table, a barbecue area, and sun loungers placed right at the water's edge, perfect for taking in sunset reflections and the serene atmosphere. The town of Carate Urio lies just across the water, adding to the breathtaking backdrop.

As the sun shimmers on the surface of Lake Como's crystalline waters, your view extending across to the sophisticated hillside town of Carate Urio, the splendid tranquillity at this beguiling retreat makes this very special corner of Italy feel as though it's all yours.

If you can bear to leave Zoca De Oli during your stay, transfers to Faggeto Lario, where parking is available, and other towns can be easily arranged. The transfer between your villa and Faggeto Lario only takes around five minutes, with the town of Como at the lake's southernmost point reachable by car in under half an hour, with delectable scenery to admire along the way.

There is a superb network of ferries and private boats, so if there's a particular town or landmark around the lake you'd like to explore, don't be afraid to ask! You can even take a ride on various types of vessel, with the chance to hire one yourself and take to the waves in style. Many companies offer cruises around Lake Como, with romantic, beautifully lit evening boating tours that are not to be missed.

## Facilities



Watersports • Lakes and Mountains • Washing Machine • Villa • Coffee Machine • Hairdryer • Boat Trips • Sailing • Cycling • Canoeing/Kayaking • Wi-Fi/Internet • Air-Con • Wine Tasting • Waterfront • Laptop Friendly Workspace • Wow Factor • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Satellite TV • Wine Cellar • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interior

### Ground Floor

- Lounge with television, dining table
- Historic stone-carved kitchenette with hob, oven, dishwasher, microwave, fridge-freezer, Nespresso coffee machine, wine fridge
- Bathroom with shower, WC, bidet

### First Floor

- Bedroom with double bed and en-suite bathroom with walk-in shower, washbasin, WC, bidet
- Bedroom with double bed
- Bedroom with double sofa-bed.
- Bathroom with shower, WC, bidet

## Outside Grounds

- Barbecue
- Patio with dining table and kitchenette with hob and sink
- Outdoor lounge
- Dining table
- Sunbeds and parasols
- Private pontoon
- Parking at Faggeto Lario(at extra cost) – access to villa via boat (5 minutes crossing)

## Facilities

- Wi-Fi
- Air conditioning





# Location & Local Information

The super-stylish town of Como, thirty minutes by car from Faggeto Lario (or by ferry if you prefer), is a shopper's delight. Whether you're gathering mouth-watering local produce at the thrice-weekly farmer's market, browsing boutiques and wine outlets along the Via Vittorio Emanuele II, or simply scouring familiar high street stores for bargains on Via Giuseppe Garibaldi, there's plenty to enjoy here. Savour an artisanal gelato cone on the Lungolago Mafalda di Savoia, take the weight off your feet on the waterfront with a delicious coffee and pastry, or sample some Lombard cuisine at one of Como's superb eateries. You'll find a broad range of choice, from haute cuisine on the Swiss border and phenomenal seafood from the Amalfi coast, to rustic trattorias and osterias serving hearty dishes – all with superb wine lists, of course!

Como has a great range of stores with clothing and accessories for those with a taste for outdoor pursuits: a key component of life in and around the lake. This 146km<sup>2</sup> expanse of water is a hotspot for watersports, with Faggeto Lario's Water Experience Centre (WEC) being a great place to explore the high-powered end of aquatic thrills. Open throughout summer, the WEC caters for everyone from beginners to seasoned hobbyists, with wake-surfing and water-skiing experiences behind powerboats available to try, along with jet ski hire. The incredible scenery adds another layer of enjoyment, with many visitors to the region getting up close and personal along its numerous hiking trails. Just west of Como is the Parco Regionale Spina Verde, a woodland area with a range of picturesque routes. The pick of these is its 'Hilly Ridge' trail, offering spectacular views across the lake.

Aficionados of baroque architecture can be found starting a hike at Sacro Monte di Ossuccio, a UNESCO World Heritage site which overlooks Isola Comacina and Ossuccio. This is a terrific route along a cobbled path that guides you past no less than fourteen seventeenth and eighteenth-century chapels, with these landmarks featuring statues and colourful frescoes – not to mention the stunning views of the lake and its surrounding mountains.

Zoca De Oli is a superb place for couples, with the magical ambience of Lake Como providing a picturesque backdrop to a romantic break. Relax on your private grassy beach in total privacy, take walks along the winding streets of the gorgeous hillside towns and villages, and enjoy an evening cruise under the lights, with the illuminated Nesso Bridge in particular delivering unforgettable views.

## Local Amenities

|                       |                                   |
|-----------------------|-----------------------------------|
| Nearest Airport       | Milan Malpensa Airport<br>(63 km) |
| Nearest Airport 2     | Milan Bergamo Airport<br>(103 km) |
| Nearest Train Station | Como Train Station<br>(14 km)     |
| Nearest Village       | Pognana Lario                     |



|                    |                             |
|--------------------|-----------------------------|
| Sightseeing        | Lungolago Mafalda di Savoia |
| Nearest Town       | Faggeto Lario<br>(8 km)     |
| Nearest City       | Como<br>(12 km)             |
| Nearest Restaurant | (400 m)                     |

## What we love

- Accessible only by boat transfer, this tranquil retreat provides the perfect stay for those seeking a break in total isolation.
- The views across Lake Como are as beautiful by day as by night, with the towns on the western shore illuminating the water after sundown.

## What you should know...

- Please note the villa is accessible only by boat. For safety and ease, it is recommended to get to the property by sunset, as boating after dark is not advisable.
- Please note that in certain weather conditions, local authorities may temporarily ban boat circulation on the lake for safety reasons.
- Parking a boat in the various villages around Lake Como may incur additional charges.
- While there is no full kitchen, guests have access to two kitchenettes, one indoors in the lounge and another outdoors in the patio, for convenience and al fresco living.
- Although this villa does not have a pool, your villa has a private beach, and there are plenty of exciting watersports options around Lake Como, including in nearby Faggeto Lario.
- There is no fence at the water's edge, so small children should be supervised at all times.

# Terms & Conditions

- **Security deposit:** €1000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Between 3.00 p.m. and 6.30 p.m. Check-in outside this time may not be guaranteed and may require an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement per pet per day will apply (payable locally in cash).
- **Other Ts and Cs:** 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.<br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.<br> Please note home security devices may be installed at the villa, please enquire for further information.<br>
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €699, payable to Oliver's Travels at the time of balance payment. This is for a standard changeover clean. 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?:** Not allowed.
- **Minimum stay:** 7 nights during high season (June, July, August, September) and 3 nights during the rest of the year.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** CIR: 013098-CNI-00083 CIN: IT013098C25IE87UKY