

# Villa Telma

Region: Italian Lakes   Sleeps: 8

---

## Overview

Villa Telma enjoys an exceptional position overlooking Lake Como and its dramatic mountain backdrop, offering far-reaching views across the water from its peaceful setting in the heart of Tremezzina. Perfectly placed for exploring the lake's most iconic towns, this home provides a relaxed and scenic base for a memorable stay.

Designed with both comfort and style in mind, the villa features a bright, open-plan living space with floor-to-ceiling windows that frame the lake beautifully. The lounge area, complete with a fireplace, flows into a spacious dining area and a well-equipped Gaggenau kitchen, ideal for gathering over long, leisurely meals. The villa offers four double bedrooms and three bathrooms, while upstairs rooms benefit from direct access to a balcony with panoramic views. Air-conditioning runs throughout, ensuring comfort in warmer months.

Outside, Villa Telma truly comes into its own. A series of terraces invite you to unwind at different times of day, whether enjoying a quiet morning coffee or dining outdoors in the evening. The upper terrace features a jacuzzi, while the lower level is home to a heated swimming pool surrounded by loungers and a hammock, perfect for soaking up the peaceful atmosphere.

Set within a charming lakeside village, local restaurants and shops are within easy reach, while regular ferry connections make it simple to explore destinations such as Bellagio and Varenna, as well as the wider Lake Como region.



## Facilities

Fishing • Walking/Hiking Paths • Watersports • Ideal for Kids • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Private Pool • Recommended • Cycling • Air-Con • Golf Nearby • Boat Trips • Villa • Pets on Request • Heated Pool • Wow Factor • Cots (Cribs) • Has Discount • Special Offer • Maid Service Available • Ideal for Teens • Chef/Cook Available • Ground Floor Bed & Bath • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Lakes and Mountains • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Hot Tub • Tumble Dryer • Dishwasher • Smart TV • Heating • Kid-friendly museum • Kid-friendly excursions • Water excursions/Boat trips • Pre-Stocked Fridge Available • Amusement park • Spa Treatments Available • Catering Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## The Villa (280 sqm)

### Ground Floor

- Living area: Open-plan lounge with fireplace, dining area, fully equipped Gaggenau kitchen, access to terrace
- Bedroom 1: Double bed, ensuite bathroom with shower
- Bedroom 2: Double bed, ensuite bathroom with bathtub

### First Floor

- Bedroom 3: Double bed, access to balcony with lake view, shared bathroom with shower
- Bedroom 4: Double bed, access to balcony with lake view, shared bathroom with shower

### Outside Grounds

- Heated swimming pool (8m x 3m)
- Upper terrace with outdoor seating and jacuzzi
- Lower terrace with sun loungers
- Covered terrace with outdoor dining area and hammock
- Barbecue
- Parking

### Facilities

- Wi-Fi
- Air Conditioning
- Heating
- Smart TV
- Sound System
- Washing Machine
- Dryer



## Location & Local Information

Villa Telma is set in a peaceful residential area within one of Lake Como's most desirable lakeside villages, offering sweeping views across the water and surrounding mountains. The setting combines natural beauty with convenience, as a selection of local amenities including a trattoria and supermarket can be reached within a short distance. The area is also rich in culture, with boutique shops, historic landmarks and unique attractions such as La Casa dei Presepi close by.

From here, guests can easily explore the very best of Lake Como. Bellagio, often referred to as the Pearl of the Lake, can be reached by ferry in around 30 minutes and is known for its elegant streets, lakeside restaurants and charming atmosphere. Varenna is also within easy reach, approximately 40 minutes away, offering a more traditional feel with its colourful waterfront, historic harbour and the beautiful Villa Monastero.

There are also several notable landmarks nearby, including Villa del Balbianello, just a short drive away and famed for its picturesque setting and film appearances. For those looking to explore further, the historic Forte di Fuentes can be reached in under an hour.

For day trips, both Milan and Bergamo are accessible by car, offering a mix of culture, architecture and shopping, while the town of Como can be reached in around 40 minutes.

## Local Amenities

Nearest Airport	<b>Bergamo (69km)</b>
Nearest Airport 2	<b>Milan (69km)</b>
Nearest Ferry Port	<b>Lenno (3km)</b>
Nearest Train Station	<b>Lenno (3km)</b>
Nearest City	<b>Como (30km)</b>
Nearest Restaurant	<b>Small local village (1km)</b>
Nearest Supermarket	<b>Small local village (1km)</b>
Nearest Golf	<b>(11km)</b>





## What we love

- Terrific, uninterrupted views of Lake Como and the surrounding mountains
- Sizeable outdoor area to relax in with a jacuzzi, multiple terraces and garden furniture to choose from
- Situated in the centre of the lake, this is the perfect base to experience the multitude of attractions, idyllic villages and stunning scenery on offer
- Within short distance of all amenities such as restaurants, supermarkets and boutiques

## What you should know...

- Although the local village is very close from this property, it is recommended to hire a car to travel around the lake to other towns and villages and further afield to cities such as Bergamo.
- 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.
- The pool is not fenced, so children should be supervised when outdoors.

# Terms & Conditions

- **Security deposit:** €2000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m - 7.00 p.m Check-in outside this time may be subject to 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 of €30 per pet per day will apply (payable locally).
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. <br> 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.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Standard changeover clean included in the price. 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.
- **Other Cleaning:** Daily cleaning (2 hours per day - excluding Sunday) also included
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost based on consumption, payable locally.
- **Pool heating charge?:** Extra €500 per week May to October. Extra €800 per week October to May. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** 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.