Villa Brusati

Region: Italian Lakes **Sleeps:** 16

Overview

Villa Brusati stands proudly as a three-storey residence along the front of Lake Lugano. Located in Italy, its proximity to the Swiss borders allows you to explore charming towns in both countries. The expansive house features a thoughtful layout, with kitchens, living areas, and bedrooms thoughtfully distributed across its three floors.

While some rooms exude a modern aesthetic, others showcase charming period details such as grand open fireplaces and rustic ceiling beams. A unique section of the home is even set within the walls of an ancient cave, where the rugged cave walls are on display in the spacious kitchen within that distinctive space.

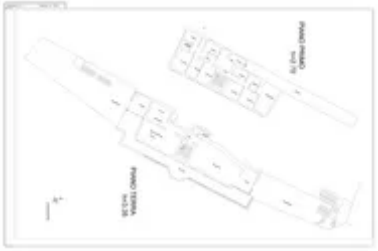
With three living rooms, including a formal sitting room and a vast central living space adorned with sofas, a grand piano, a bar trolley, and a fireplace, the heart of the home resides in this welcoming area. Doors opening onto the terrace make it an ideal spot for evening drinks. An additional living room with comfortable sofas, a fireplace, and a TV offers a cosy space for movie nights. The house also boasts three kitchens: a large, fully-equipped kitchen with a generous dining area and two smaller kitchens. You can dine indoors in the two large dining areas or head out on the terrace for dinner with lake views.

The numerous bedrooms beckon for a restful night's sleep as the day winds down. Two double bedrooms boast en-suite bathrooms, complemented by five more double bedrooms. These rooms share four additional bathrooms, offering a mix of bath and shower facilities. If additional space is required, up to ten extra beds are available, along with another expansive bedroom.

Outside, Villa Brusati offers unparalleled views of the glistening Lake Lugano. Expansive wraparound terraces, well-tended garden spaces, an al-fresco dining table, and comfortable sun loungers complete the outdoor ambience, providing an ideal setting to soak in the natural beauty of the surroundings.

Villa Brusati is a beautiful base for visiting towns and villages dotted along the lakes' shore, including Porlezza and the Swiss city of Lugano. You can also easily access the lake from the home and reach the lake beaches. Water sports, boat trips and day trips to Lake Como are also possible during your stay.









Facilities

Working Fireplace/Woodburner • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Tennis Nearby • Cycling • Boat Trips • Ideal for Kids • Wine Tasting • Recommended • Golf Nearby • Weddings • Villa • Pets on Request • Maid Service Available • Special Offer • Has Offer

• Ideal for Teens • Has Discount • Cots (Cribs) • Dry Hire Option • Marquee Hire Permitted • Outdoor Ceremony • Flexible Catering Options • Parking Space • Waterfront • Wi-Fi/Internet • Allow External Caterers • Lakes and Mountains • No Corkage • No Curfew • Washing Machine • Indoor Reception Available • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Gym/Fitness Room • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Table Football • Kid-friendly excursions • Water excursions/Boat trips • Pre-Stocked Fridge Available • Board games • Children's videos/DVDs • Children's books • Baby bath • Potty • High Chair(s) • Fenced Grounds

Interior & Grounds

1.) Main Villa only - 10 person price for 5 bedrooms
2.) Main Villa and Side Villa - 16 person price for 8 bedrooms

Villa Interior

Main Villa (450m2)

Ground Floor

- Large living room with terrace, sofas, piano, and fireplace
- Second living room with fireplace
- Large, fully-fitted kitchen with oven, hob, fridge freezer, kettle and coffee machine with dining room seating 18 people, terrace and outdoor fireplace
- Guest WC

Upper Floor

- Bedroom with double bed and ensuite bathroom with bath
- Bedroom with double bed and ensuite bathroom with shower
- x 3 Bedrooms with double beds
- x 2 Bathrooms with a bath and shower

Lower Floor:

- TV room with terrace
- Outdoor gym
- Laundry room

Side Villa (100m2)

- Kitchen with dining area
- Terrace with lounge and dining area
- Living room with sofa (double bed) and TV
- Bedroom with double bed and balcony
- x 2 Bedrooms with double bed
- Bathroom with shower
- Bathroom with bath

Side House (60m2)

- Multi bedroom with extra beds, on request
- Bathroom with bath

Outside Grounds (4000m2)

- Wraparound terraces with lake views
- Covered porticos
- Outdoor sofas
- Al-fresco dining table
- Sun loungers
- Garage and parking
- Small outdoor gym
- Table football
- Kayaks









Facilities

- WI-FI
- Fireplace
- TV with Netflix
- Fitness equipment
- Iron and ironing board

Location & Local Information

Villa Brusati is situated in a breathtaking locale on the shores of Lake Lugano, nestled in the northern regions of Italy while sharing its borders with Switzerland. This strategic location offers the best of both worlds, allowing you to relish the scenic lake, explore local mountains, and visit charming towns in Italy and Switzerland.

Villa Brusati stands just off the main road connecting Lugano and Porlezza, surrounded by picturesque homes lining the lake shore. You can discover traditional restaurants within walking distance, perfect for a leisurely meal close to the villa.

For those seeking more shops and dining options, many towns and villages are nearby. A mere 3km away from the house is the Swiss village of Gandria, a picturesque 17th-century village at the foot of Monte Brè. While here, you can immerse yourself in Swiss history and culture or explore the Swiss Smuggler Museum. The village also offers a selection of lakeside restaurants.

An 8km drive away, you can find Porlezza, boasting supermarkets, shops, and restaurants nestled amidst winding streets. Enjoy a refreshing dip at Porlezza's beautiful lake beach, offering swimming, sunbathing, and water sports. Explore the inland landscapes on horseback with horse riding trips from Porlezza's numerous riding centres.

The Swiss city of Lugano is also a wonderful place to visit and is only 8km away by car. Here, you can soak in the art and culture, with an abundance of museums, galleries, the Cattedrale di San Lorenzo, and charming squares lined with cafés. Lugano also offers boat trips around the lake, including luxurious evening dinner cruises, adding a touch of sophistication to your lakeside experience.

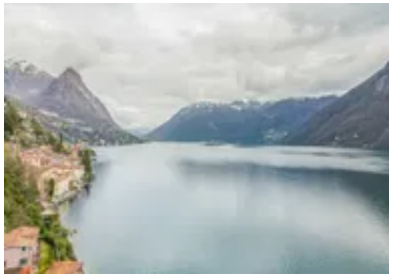
Nature enthusiasts will find Valsolda Nature Reserve irresistible, just a ten-minute drive from the villa. This expansive area, constituting Lombardy's largest nature reserve, features mountains and woodlands, ideal for hiking or a family picnic. The charming village centre of Valsolda, predominantly comprised of 19th-century buildings, invites you to savour local wines.

Venturing slightly farther, Lake Como awaits, with the village of Menaggio reachable within a 20km drive. You can embark on boat trips from Menaggio to enchanting destinations like the village of Bellagio. Lake Como is adorned with upscale shops and eateries and features magnificent palaces and villas, including the renowned 17th-century Villa Carlotta, surrounded by captivating botanical gardens.

Local Amenities

Nearest Airport	**Milan Malpensa Airport (72km)**
Nearest Airport 2	**Lugano Airport (14km)**









Nearest Train Station	**Lugano (9km)**
Nearest Village	**Albogasio-oria (1km)**
Nearest Town	**Porlezza (8km)**
Nearest Bar/Pub	**Albogasio-oria (1km)**
Nearest Supermarket	**Porlezza (8km)**
Nearest Restaurant	**Albogasio-oria (1km)**
Nearest Golf	**(16km)**
Nearest Tennis	**(8km)**

What we love

- Guests of Villa Brusati offers guests incredible views over Lake Lugano
- This spacious home can accommodate up to 16 guests in the eight main bedrooms and has space for more, making this a fantastic choice for those travelling in a larger group
- Outdoors, there are sun-drenched terraces where you can dine al-fresco, as well as direct access to the lake
- The home comes equipped with its own car and a boat, which you can use for exploring the local area and getting out onto the lake
- Close to the villa, you can access lake beaches and a range of restaurants, while towns and cities such as Lugano and Porlezza are under 10km away

What you should know...

- Due to the age of the home, some of the ceilings are sloping.
- The house is set across 3 separate buildings and has multiple kitchens and living rooms set out between the floors, perfect for large groups or families using the space.
- When booking at the minimum capacity of 10 persons, guests will have access to the main villa only.
- If you wish to use the boat and the car, this can be arranged. There is parking on-site if you prefer to hire your own car.
- If you require additional sleeping space, there is a multi bedroom with up to ten extra beds, which can be requested.

Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 11.00 a.m

- **Energy costs included?:** Yes.

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

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings and other special events are on request only and subject to prior arrangement with the owner and additional charges. Stag/hen parties are not allowed. Due to the age of the home, some of the ceilings are sloping. The house is set across 3 separate buildings and has multiple kitchens and living rooms set out between the floors, perfect for large groups or families using the space. If you require additional sleeping space, there is a multi bedroom with up to ten extra beds, which can be requested. When booking at the minimum capacity of 10 persons, guests will have access to the main villa only. Please note home security devices may be installed at the villa, please enquire for further information. Please note, baby and toddler equipment must be requested in advance

- **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.

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

- **Minimum stay:** 5 nights. All other durations on request.

- **Tax:** Italian Visitors Tax is included.

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