

# Italy

## Lenno, Lake Como

Ref IRV5

- 7+2 BEDROOMS (1SINGLE)
- 7 BATHROOMS
- WATERS EDGE
- 12 METRE HEATED POOL
- TENNIS COURT, GYM & CINEMA



Nestled on the water's edge of Como's western shore is this unique estate which is only accessible by boat so affording complete privacy. The estate comprises 3 hectares of superb gardens with manicured lawns, towering sculpted cypress trees and an array of plants and shrubs. There are walkways throughout the grounds and many comfortable seating areas scattered throughout, ideal for a quiet read or for simply enjoying the superb lake views.

The estate comprises three houses plus staff quarters. There is an all-weather floodlit tennis court with viewing platform and a superb L shaped 3.5 x 12 x 8 metre heated infinity pool with waterfall. Beside the pool are two separate sunbathing areas. For dining outside there are many options, dinner can be taken beside the lake or perhaps breakfast on the beautiful shady terrace to the rear of the main house overlooking the gardens and cloistered seating area. The entire property has undergone extensive renovation and has been decorated and furnished to the highest standard.

The main villa is exquisite, with marble and parquet flooring, a sweeping staircase and a clever blend of modern and period pieces creating an elegant comfortable and welcoming home. From the spacious entrance hall you enter the drawing room with comfortable sofas and feature fireplace. From here you can access the front and rear terraces and admire the superb lake views. There is an elegant formal dining room which can seat up to twenty guests. Leading off the dining room is the butler's pantry, the domain your personal butler and from here stairs lead down to the semi professional kitchen where chef will create mouthwatering meals during your stay and is happy to provide cooking lessons or perhaps a pizza evening for children.

On the first floor there are four bedrooms, the master with private office/study and ensuite bathroom and three further double/twin bedrooms with en-suite bathroom. The bed linen is of the finest quality and most are 2 metre beds. The linen and towels are changed daily and bathroom toiletries are from Chopard. Every detail has been thought of and everything shows impeccable taste and there are also ipod docks throughout the property and music in all areas. On the top floor you will find a family suite with double and single bedroom and shower room. There is an additional double bedroom with shower room also on this floor. Villa two, located beside the pool area, contains the fully equipped gym, a service kitchen for the pool, showers and cloakrooms and the home cinema.

At the far end of the estate is a two bedroom guest cottage, again beautifully decorated, where there are two double bedrooms with en-suite bathroom, a sitting room and kitchen/ breakfast room. The partially covered private terrace has an outside dining area and comfortable seating and again you have the wonderful lake views.

**This fully staffed private estate offers the very heights of luxury and privacy in an outstanding location.**

