Villa Livia

Localization

Country : Italy
City : Italian Lakes
Address : Torriggia / Ref; IL 205

Properties

Type : Villa
Bedrooms : 4
Bathrooms : 3
Sleepings : 8
Showers : 0
WC : 4

Features

Air conditioning - Wifi - Pool - Pool Heating - Parking - Garden - Views - No smoking

Description

Villa Livia is a three floor waterside villa and it is perfect for relaxing vacations to everyone looking for a special place to experience the beauty of Lake Como. You know you have a winner when a property is located on the chic side of the lake, with its own private dock, direct access to the water, a stunning lush garden, and it is walking distance to town!
The colourful interiors, just renovated, are warm and welcoming. Contemporary elements are very well blended with the original features of the property and the result is a crowd-pleaser balanced style. Whether you prefer to spend your vacation brushing elbows with the jet setters, bonding with nature, or creating memories with your friends and family, Villa Livia is a solid starting point for doing so. Accommodating 8 guest in 4 bedrooms 3 bathrooms

Ground Floor:
Spacious and modern fully equipped kitchen with generous table for up to 8 people, marble counter top and two beautiful windows giving off amazing amounts of natural lighting. Making meals for your party here will be a pleasant chore.
Gorgeous living room with dining table, antique fireplace, and large glass doors that light up the room naturally and open onto the panoramic terrace.

First Floor:
Queen bedroom with lake view and private bathroom with bath and wall mounted shower
Queen/Twin bedroom with lake view and shared bathroom with bath and separate shower
Queen/Twin bedroom with lake view and shared bathroom with bath and separate shower

Second Floor:
Queen/Twin bedroom with lake view and private bathroom with jet shower

All the bedrooms have A/C and Wi-Fi, and all the bathrooms are provided with hair dryers

Lower level Floor:
Playroom with beautiful lake view, pool table and large plasma sat TV,SKY TV, DVD, and stereo.
The laundry room with washer and dryer and a guest WC complete this floor.

Outside Features
Al fresco dining is a simple pleasure and the terrace on the ground floor of the villa is the ideal place to enjoy your meal thanks to a protective awning and the vicinity to the kitchen. A stone staircase leads down to the fantastic romantic garden, set just next to the water. Here you can spend many relaxing hours sunbathing while enjoying the stunning views. The impeccably maintained garden showcases a century old tree that offers generous shade. You won't find a better place to sip your glass of Prosecco or to finish reading your favourite book.

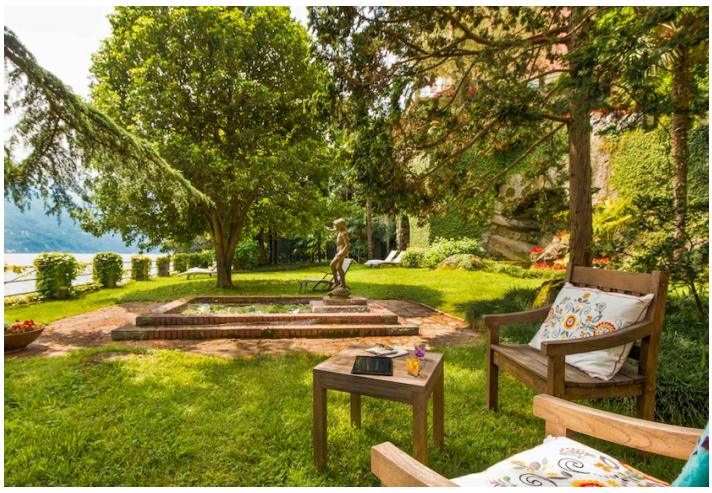
Features & Amenities:
A/C in all bedrooms
Heating,
Wi-Fi Internet
Satellite Sky TV, DVD player, CD-stereo,

Washing machine and dryer, dishwasher
Hairdryers
Safe,
Pool table
Private moor just in front of the villa, direct access to the water
Public parking at 100m.

SPECIAL CHARACTERISTICS:
The charming nearby village is just 500 meters away, which places Livia just a short pleasant walk away from restaurants and shops. The bus stop is 50 meters from the villa and the ferry that takes you around the lake is less than a mile. If you are looking for a stylish lakeside holiday filled with perfect views, daily discoveries and pure relaxation, Lake Como and Villa Livia are waiting for you.

Iincluded in the rental Price:
Wi Fi Interent
Unlimited Wi-Fi Internet access (available indoor and outdoor)
Housekeeping 3 hours Monday & Thursday
Mid- week change of bath linen
Garden maintenance service

Sercices Not Included in the Rental
Security Deposit: €2,000 to be held at the agency
Mandatory Heating Deposit €500 to be remitted upon arrival in cash (for the colder months)
Mandatory Final cleaning €500 to be remitted upon arrival in cashElectricity (incl. A/C and heating) to be paid by meter
Local Tourist Tax From 1.50 to 5.00 € per persone per night paid locally in cash
Extra housekeeping at €20 per hour
Extra bed: €250 per week
Cot 100 €
Personal laundry service
Cook services and cooking class upon request
Telephone charges
Pets on request 100 € per week

Please Note:
Local Tourist Tax From 1.50 to 5.00 € per persone per night paid locally in cash
Non-smoking villa
Check-in: from 4:00pm to 7:00pm - Check-out by 10:00am
Late check-in fee after 7:00 pm up to 12:00 midnight, by appointment, €100
All extra services must be paid locally unless otherwise arranged

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