

# Torcio Felpe

Region: Lake Como **Sleeps: 10 - 20**

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## Overview

Situated in the town of Tremezzina on the banks of the magical Lake Como is this breathtaking nine-bedroom house, sitting majestically in vast gardens overlooking the lake. Torcio Felpe was built in 1901 but was lovingly refurbished in 2019, making this powder pink five-storey villa stunning both inside and out.

This grand house can accommodate 18 guests in comfort, whilst the cottage can sleep a further two guests, so there is plenty of space for family get-togethers. The large indoor pool, beautiful and spacious living areas, private parkland and a tennis court make this house very difficult to beat. As well as being a stunning home, the villa also has all the modern amenities you could need. The bedrooms all feature air-conditioning and you have Wi-Fi throughout. If you wish to unwind and watch a film then each bedroom features a smart TV with Amazon Prime and Netflix.

Torcio Felpe is a wonderful place for your Italian holiday; spend your days wandering through the vast private gardens and swimming in the incredible heated pool. Your break is made all the more relaxing as the villa is fully staffed, meaning there are professionals on hand for everything you could need. The chef will prepare breakfast for you with seasonal produce from the kitchen garden including strawberries, cherries and apricots or whatever may be season, alongside local eggs, home-made breads and ricotta tarts. A local management team can also book new activities such as painting, yoga, writing or even truffle-hunting!

Of course, aside from the beauty of the house and the sumptuous interior design, the main attraction is Lake Como itself which you can see from the manicured gardens and expansive terrace. You are in the perfect location to sit back and relax looking over at clear waters of the lake as you unwind in the evening.

When you wish to explore the local area a little you can take a ten-minute stroll down to the village which is packed with fantastic bars and restaurants and has amazing lake views.

If you want to head further out, you will find plenty of places to visit around the shores of the lake. You could take the ferry across the lake to visit the gorgeous town of Bellagio, known as the Pearl of Lake Como. Bellagio has



everything you could need for a day trip from historic buildings and pretty winding streets to the stunning gardens at Villa Melzi which are a must-see. The town is also packed with cafes, bars and restaurants where you can sample many local delicacies.

*\*An outdoor pool is expected to be installed in Spring 2024 - watch this space!*

## Facilities

Modern • Wellness • Private Pool • Heated Pool • Indoor Pool •  
Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village • Walk to  
Restaurant • BBQ • Hairdryer • Tennis Court • Smart TV • Satellite TV •  
Lift • Gym/Fitness Room • Indoor Games • Outdoor Games • Table Tennis  
• Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) •  
Walking/Hiking Paths • Wine Tasting • Cycling • Outstanding Landscapes  
• Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites •  
Boat Trips

# Interior & Grounds

- 1) 10 guests = 5 bedrooms (villa only)
- 2) 14 guests = 7 bedrooms (villa only)
- 3) 18 guests = 9 bedrooms (villa only)
- 4) 20 guests = 10 bedrooms (villa and cottage)

## Villa Interior (1000m2)

### Ground Floor

- Large, modern fully-equipped kitchen with access onto a breakfast terrace
- Two dining rooms to seat up to 16 guests
- Heated indoor pool (18m x 5m) with doors opening onto garden and deck. Open all year round
- Gym and changing room with shower

### First Floor

- Living room with TV and music system and access to terrace
- Additional living room with library and terrace access
- Studio

### Second Floor

- Bedroom suite with double/twin beds (plus space for one additional single bed) and an en-suite shower room. Bedroom has a private balcony with lake views
- 2 x bedrooms with double beds
- Large bathroom with double shower
- Bedroom with double bed and a private bathroom

### Third Floor

- Master suite featuring a round, king-size bed with double balcony looking over the Golfo Venere, walk-in wardrobe, dressing room and large shower room
- Bedroom with double bed, a balcony with lake views a walk-in wardrobe and large shower room

### Top Floor (under the eaves)

- Living room with access to a roof terrace
- Bedroom with twin bed
- Bedroom with double bed and en-suite bathroom
- Bedroom with double bed and en-suite bathroom and a studio



### **Cottage**

- Kitchenette
- Bedroom with double bed and en-suite bathroom

### **Guardian House (staff only, on request, located at the entrance to the grounds)**

- Apartment for resident staff
- Apartment for guest staff (on request)

### **Outside Grounds**

*\*An outdoor pool is expected to be installed for 2024 - watch this space!*

- Landscaped gardens and parkland (10,200 sqm)
- Sundeck with doors leading to the indoor heated pool and gym area
- Tennis/football/volleyball court
- Large terrace accessed from first floor with seating and lake views (250 sqm)
- Breakfast terrace
- Al-fresco dining under a pergola
- Roof terrace
- Spacious parking area

### **Facilities**

- Wi-Fi
- Air-conditioning (in all bedrooms)
- Heating
- Smart TVs with Netflix, Amazon Prime and satellite channels
- Hi-Fi
- Lift
- Table tennis

## Location & Local Information

Torcio Felpe is located in the town of Tremezzina which is nestled on the west of Lake Como and is one of the area's largest and most culture-rich towns. The town is made up of a collection of villages each with its own identity and places to explore. The area of Tremezzina and the beautiful shores of the lake have everything you need to enjoy a wonderful holiday without having to travel too far.

There is something for everybody in this breathtakingly beautiful area. Starting in the closest village to your home, you will find lots of lovely bars, restaurants and shops to visit and all easy to reach from the villa. It also has plenty of history and culture on offer and you can make a day of it by visiting the gorgeous churches, baptisteries and monuments in the village. An historic hamlet is also situated in the village and here you can see the old mountainside village and a tower. After all this, head down to the promenade to soak up the clear lake views.

Other nearby villages of Mezzegra, Tremezzo and Ossuccio are all worth a visit and are all within a 20-minute drive of the villa. Ossuccio, for example, was a Roman village and retains a historic charm. Visit Ossuccio for its rugged mountain backdrops and views of Comacina island as well as to sample local seafood dishes.

If heading out for a day trip then you should consider taking a ferry over to Bellagio which is one of the lakes best-loved towns. Bellagio is a small town which you can explore within a few hours, so is ideal for visiting on the ferry. You can either book onto a walking tour to explore the town or look around by yourself. If you want to escape the busy tourist areas of Bellagio, head to the small village of Pescallo which you can walk to in around 15 minutes. Here you can hire boats and head on to the still waters of the lake, or eat at an authentic local restaurant.

From your base at Torcio Felpe there are plenty more places you can explore if wishing to head further afield, including the town of Como which is around an hour away by boat or car and the city of Milan which is an hour and a half away in the car.



## Local Amenities

Nearest Airport	<b>Bergamo (68km)</b>
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Nearest Airport 2	<b>Milan (77km)</b>
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Nearest City	<b>Como (29km)</b>
Nearest Restaurant	<b>(600m)</b>
Nearest Bar/Pub	<b>(600m)</b>
Nearest Supermarket	<b>(600m)</b>
Nearest Golf	<b>Golf Club Menaggio Cadenabbia (10km)</b>
Nearest Ferry Port	<b>Lenno (750m)</b>
Nearest Tennis	<b>Centro Sportivo Laino (18km)</b>

## What we love

- The situation in a highly sought after area on the banks of Lake Como with stunning panoramic views
- The fantastic team of staff including a chef, housekeeper and a manager
- The kitchen garden where you will find an abundance of seasonal produce growing
- The heated indoor pool with doors opening onto the garden and overlooking the lake

## What you should know...

- It is expected an outdoor pool is due to be installed for Spring 2024 - watch this space!
- The villa's staff live on-site in a 'caretakers house'. This house has two apartments, one of which can be rented by any staff you may wish to bring along with you – please enquire for further details
- The large house is spread over five floors, but there is a handy lift available to reach all floors.
- Air-conditioning is featured in the bedrooms only.
- When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please refer to the 'Features' tab or enquire for more details.

# Terms & Conditions

- Security deposit: €5000 charged to client's credit card by the owner before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 5.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Changeover day: Flexible.
- Minimum stay: 7 nights in July and August. 3 nights during all other periods.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- End of stay cleaning included?: Yes. However, 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.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pets welcome?: On request only and with prior agreement with the owner.
- Other Ts and Cs: Air-conditioning is featured in the bedrooms only.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: When minimum occupancy is booked, some rooms may not be accessible and this remains at the owner's discretion. Please refer to the 'Features' tab or enquire for more details.