

# Villa Brusati

Region: Lake Como **Sleeps: 16**

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## Overview

Villa Brusati stands proudly as a three-storey residence nestled along the shores 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

Villa/House • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Village • Walk to Restaurant • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • TV • Gym/Fitness Room • Table Football • Working Fireplace/Woodburner • Fenced Grounds • Parking Space • Waterfront • Watersports • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## 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
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers

## 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.

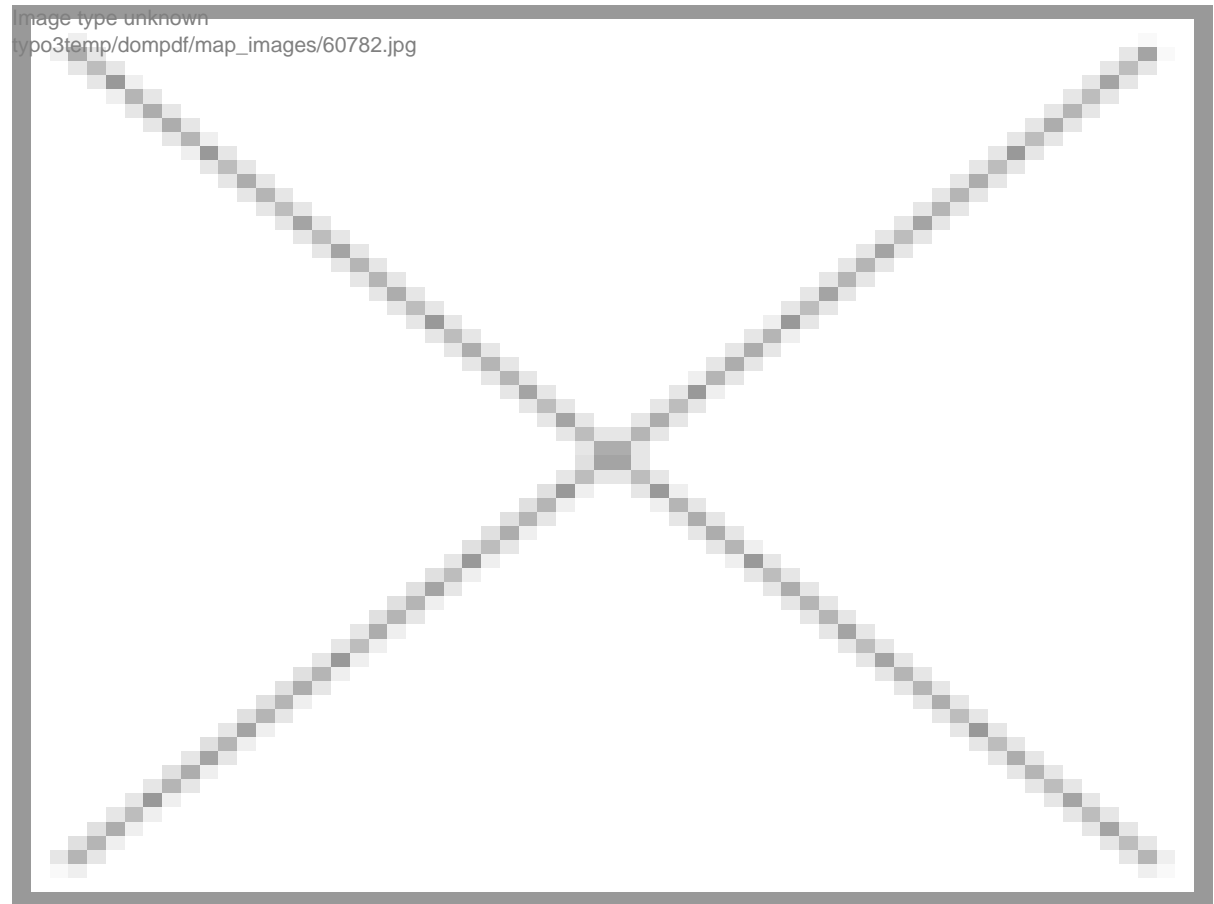
For those seeking more shops and dining options, many towns and villages are nearby. A mere 3km away from the house is the Swiss village of Gandria, a picturesque 17th-century village at the foot of Monte Brè. While here, you can immerse yourself in Swiss history and culture or explore the Swiss Smuggler 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	<b>Milan Malpensa Airport (72km)</b>
Nearest Airport 2	<b>Lugano Airport (17km)</b>
Nearest Train Station	<b>Lugano (9km)</b>
Nearest Village	<b>Albogasio-oria (1km)</b>
Nearest Town	<b>Porlezza (8km)</b>
Nearest Bar/Pub	<b>Albogasio-oria (1km)</b>
Nearest Supermarket	<b>Porlezza (8km)</b>
Nearest Restaurant	<b>Albogasio-oria (1km)</b>
Nearest Golf	<b>(16km)</b>
Nearest Tennis	<b>(8km)</b>

## What we love

- Guests of Villa Brusati offers guests incredible views over Lake Lugano
- This spacious home can accommodate 16 guests in the eight main bedrooms and has space for many 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.
- 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
- Departure time: 11.00 a.m
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations days on request.
- 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.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Tax: Italian Visitors Tax is included.
- 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.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Internet access?: Wi-Fi internet access included.
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