



## Villa Peduzzi

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### Overview

Villa Peduzzi is a magnificent property overlooking Lake Como and occupying the site of a former medieval watchtower. Built in 1909, Villa Peduzzi has been restored to exceptional standards and offers 1231sqm of living spaces. Offering 8 double bedrooms, drawing room, living room, dining room, kitchen, study, bar, 2 roof terraces as well as a yoga / wellness room, this stunning home is sure to please the most discerning traveler.

Villa Peduzzi sits 881 metres above the lake, and with no immediate neighbours, it is an oasis of calm and tranquility. For those that want to explore the local area, the pretty village of Pigra is only 300 metres away and the popular lakeside village of Argegno can be reached within 4 minutes from the cable car station located 500 metres from the villa gates.

Villa Peduzzi can comfortably sleep 14 people although additional children's beds are also available. All the bedroom suites have been designed in a contemporary and stylish manner in keeping with the villa's elegant features. An elevator links the 3 main floors and the caretakers apartment and laundry is in the basement.

Three double bedrooms are located on the **first floor**. The Tuscany Suite also faces the lake and is joined to the East facing Veneto Suite by a large shared bathroom. Both suites have balconies enjoying lake views. The West facing Liguria Suite also has a balcony to enjoy the mountain views and the sunsets. The large bathroom is a lovely space to unwind before dinner.

Four more double bedrooms are located on the **second floor**. This floor mirrors the layout of the first floor bedrooms. The large Piedmont Suite enjoys a southern aspect over the lake. The Umbria Suite also looks south and shares a large bathroom with the Abruzzo Suite which looks East. The Apulia Suite enjoys the mountain views to the north.

There is a range of entertainment spaces located on the **third floor**. You can enjoy relaxing in one of the two spacious seating areas and there is a TV projector, music system and board games. Other amenities include a pool table, kitchenette and w.c. Two roof terraces can be accessed through this floor and you will be mesmerised by the breath taking lake views. One of these also features an attractive island bar and raised viewing platform. The perfect place for enjoying an evening cocktail.

There is a final double bedroom, the Liberty Suite, with en-suite at the tallest point of the house. Accessed from the 3rd floor, the Liberty Suite enjoys wonderful light and stunning views from huge double windows on 2 sides.

For indoor dining, there is an attractive dining area in the villa or you may prefer to dine under a pergola on the expansive terrace overlooking the lake. A short walk from Villa Peduzzi is a 22 metre-long infinity pool with Jacuzzi. Here you can enjoy picture perfect views over the lake. There is also a pool house with kitchen, island bar and comfortable seating area.

As well as numerous sunbathing areas around the pool, there are 2 additional alfresco dining locations. There is also a changing room and toilet carved into the rock-face.

For guests looking for the ultimate in relaxation, there is also a beautiful yoga / wellness area carved out of the rock-face. This large room with inspiring views down the lake can easily accommodate 8 yoga practitioners side by side and also includes an area for gym equipment from Technogym. This includes the Kinesis cable weight training system, a rowing machine, an exercise bike, dumbbells, stretch bands and exercise balls. This room also benefits from an ensuite toilet, steam room and shower.

As well as being in close proximity of pretty villages, Villa Peduzzi has its own luxury boat moored at the bottom, allowing you to travel around the lake in comfort. This is a great way to visit some of the lakeside restaurants. Please note - cost for the use of the boat is to be confirmed.

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## Amenities

- ✓ Eight bedrooms
- ✓ Seven en suite bathrooms
- ✓ 4 additional bathrooms
- ✓ Air-conditioning
- ✓ Study
- ✓ Elevator
- ✓ Rooftop terrace
- ✓ Rooftop bar
- ✓ Three kitchens

- ✓ Lake views
  - ✓ 2 living rooms
  - ✓ Board games
  - ✓ WiFi
  - ✓ Indoor dining
  - ✓ Alfresco dining areas
  - ✓ Expansive gardens
  - ✓ Swimming pool
  - ✓ Jacuzzi
  - ✓ Yoga / Wellness centre
  - ✓ Gym
  - ✓ Boat
  - ✓ Children's facilities (Pool toys, board games, Nintendo system, outdoor play area)
  - ✓ Private play area (including a treehouse, trampoline, Tibetan bridges, zip line, slide. Children must be under parent's supervision)
  - ✓ Six mountain bikes
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## Inclusions

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- ✓ Utilities (including pool heating from May to September- max 26 degrees guaranteed)
- ✓ Bedroom and Bathroom linen changes midweek. For any additional linen change required there will be an extra cost of Euro 150 (for the changes of all the bedrooms and bathrooms)
- ✓ Villa Manager - 8 hours a day, 6 days per week
- ✓ Continental Breakfast
- ✓ Chef - 6 days per week: preparation of lunch and dinner. Food and beverage costs to be paid separately
- ✓ Welcome drink and snack at arrival including: selection of Italian pizza and focaccia bites, local salami, crackers and cheese platters, fresh seasonal fruit, little traditional pastries; Prosecco and non-alcoholic drinks
- ✓ Housekeeping Staff - 8 hours a day, 6 days per week. If guests wish to utilise the staff for extra hours or to have additional staff this will be at an additional cost. Laundry service is not included so if required an additional €50/hour is charged.

### Pool & Beach

- ✓ Private Pool
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## Villa Pictures











