

# Valvarrone, Lake of Como: Villa Vestreno

## High above Lake of Como

**Small, comfortable, modern villa on a terraced hillside with breathtaking view over lake and mountains, 2 car parking places, to be sold because of old age. The villa is situated 300 m above Lake of Como between Colico and Varenna.**

It is not only a summer-house. You might comfortably live there throughout the year. The house is situated in front of an old mountain-village. The special topographic situation allows a 180 degree view over lake and mountains and offers continuously changing impressions in that way that light and shadow, wind and various weather are transforming the beautiful landscape always anew.

At night you can observe the constellations making their way across the sky. The nights of full moon are of great splendour, always again. Around the house is spreading out the old rural countryside with their little villages and the impressing summits of the mountains as it is typical for the northern part of the Lake of Como.

The villa was projected by an architect in 1996. The habitable area comes to 197,00 square metres. 64 of these are going into the large living-room in the ground floor, which has an open kitchen with some built-in cupboards and a well functioning fireplace to warm the house. Behind the kitchen, towards the hill-side, there is the so called «cantina», a cool room with 14,00 square meters in which are installed a washing-machine, a big refrigerator and a little craftsmen's site. There is enough room also for store of any kind.

In the middle of the living-room, between two red columns, a staircase leads to the upper floor with 61,00 square metres. This floor is planned in a way, that you can easily withdraw from guests in the house, so that everybody has it's own «kingdom», if necessary. To the west, the direction of the lake, you are entering a little balcony-room with a magnificent view. To the south and the north there are two small, identical rooms equipped with a double bed, desk and book shelf. On both sides of the staircase there are at right a bathroom with shower and to the left a dressing-room with a built-in cupboard and a chest of drawers with a mirror.

The staircase within the middle of the house is leading now up to the second floor. It is the accommodation for guests, size 58 square metres. You are entering a large, light room with a surprising view again. To the right and to the left of the room there are two niches. One of them is equipped with a double bed, the other one with a children's bed that might also be used as a sofa.

In one corner is also a big desk on which you find the installation of WLAN and telephone as well as a printer. Beneath the windows are built-in book-shelves. To the right from the staircase is situated the second bathroom with a bath-tub and the installation for heating and hot water. The small room opposite is equipped with a cupboard and an antique chest of drawers.

The whole piece of land measures 1670 square metres. The large terrace surrounding the house is to be regarded as the enlarged living-room. It leads at both sides to little rooms containing the gardening tools. The wall surrounding the terrace is covered with local granite and serves as a border between the «wilderness» and the civilized living. There are 8 terraces, held by newly built walls in traditional manner. The garden ends at the street leading to our village. The whole garden is made accessible by means of walls, long and short stairs and landings. The old rural pasture land has become a mediterranean garden, by and by, with plants of the region for the most part.

All windows have wooden venetian blinds and the ground floor additional metal roller-shutters. All floors, including the bathrooms and staircases, are made of wood – American Red-Pine, that is one of the reasons the climate in the house is especially good. A newly installed gas-therme is supplying heat and hot water. The little wooden house in the garden below is oriented to the west drying the wood for the fire-place and protecting it against rain. The drinking-water is supplied by public administration, while the waste water goes into an easy to handle bio-filter-plant.

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