Reliance Group
Via Giovanni Boccaccio N° 37 - 20123 Milano
Phone number (+39) 02 312179

Villa for Sale in Musso
Confidential Negotiation
Ref. CBI130-1060-1169631



321 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5

Musso, Lake Como, Italy — Charming lakefront villa with garden and private lake access
For sale exclusively in Musso, on the western shore of Lake Como, a detached waterfront villa with a private garden and direct lake access. This charming residence maintains a deep connection with the surrounding landscape, with a loggia framing the view and a garden extending all the way to the shore. The sound of the waves accompanies life within the home, both inside and out in the garden.
Once part of a larger historical architectural complex, of which it retains stylistic and decorative references, the residence combines compact dimensions, character, tranquility and well-distributed spaces.
From the Regina road, which runs through the village, an elegant iron gate leads to the scenic staircase leading to the lake. A second gate on the shore completes the original path leading to the water.
The villa, approximately 200 square meters on two levels, features a large, bright living room with a dining area and a glass-enclosed loggia on the entrance level. Arches and twin stone columns frame the lake and the hills on the opposite shore, dominated by Mount Legnone. The kitchen and a bedroom with a private bathroom overlooking the rear garden complete the floor.
An internal staircase leads to the lower floor, with three more bedrooms overlooking the lake, two bathrooms and a 55 m2 cellar connected to the house, including an attractive stone vaulted room.
Carefully crafted interiors, high-quality materials, and parquet flooring lend warmth and continuity to the spaces. The villa is in excellent condition, the result of constant attention to detail that extends to the outdoor spaces.
The private, flat garden, overlooking the lake, measures approximately 875 square meters. A splendid Sophora japonica and olive trees shade the space for outdoor dining and quiet moments by the water; to the rear, a more intimate area is home to cycads, lavender, cypresses, and roses. Vegetation and surrounding walls ensure utmost privacy.

The gate on the shore opens onto the lakeside promenade, accessible on foot or by bike to Pianello del Lario and Cremia, past small beaches, bars, and restaurants on the water.
In addition to the pedestrian entrance from the steps, a driveway leads to the garden and parking inside. The public road continues to a picturesque little square, the pier, and the marina.
A 20-square-meter cave offers covered parking for a car and storage for a small boat, canoes, and equipment. Private access to the lake through a gate on the shore features a slipway for launching smaller boats.
Architecture, garden, and water combine to create a welcoming and complete home, with open views and a rare location, just steps from the shore. The exclusive location and harmonious views enhance the connection with the landscape; the layout makes the home a pleasant place to live in all seasons.
In the Upper Lake District, Musso combines waterfront living with mountain scenery. The Breva and Tivano rivers are ideal for sailing, windsurfing, and kitesurfing; trails pass through villages and mountain pastures with sweeping views. The Giardino del Merlo, on Sasso di Musso among the ruins of the ancient fortress, tells the story of the local history. The historic Menaggio & Cadenabbia Golf Club and the villas of Tremezzina, including Villa Carlotta and its gardens, complete the offering.
Menaggio is about 15-20 minutes away, and Como is an hour away. Milan and Milan Malpensa International Airport are approximately 95-100 km away, and Lugano-Agno Airport is 45 km away. St. Moritz, approximately 86 km away, can be reached in an hour and 45 minutes by car. Distances and travel times are approximate and may vary depending on traffic and road conditions.

Certification

Energy Class: G

Property Informations

Address: via Musso, 1	**Zip Code**: 22010
Bedrooms: 4	**Bathrooms**: 3
Rooms: 5	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: On two levels
Total floors: 2	**Parking space**: Covered
Date of construction: 1907	**Current Status**: Available after the deed of sale
Garden: Private, 875 sq.m	

















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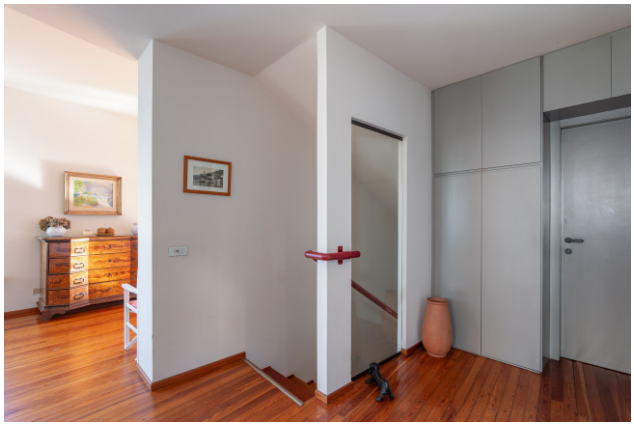



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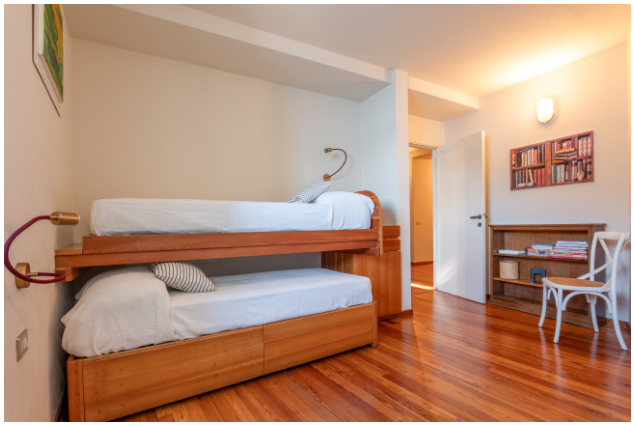

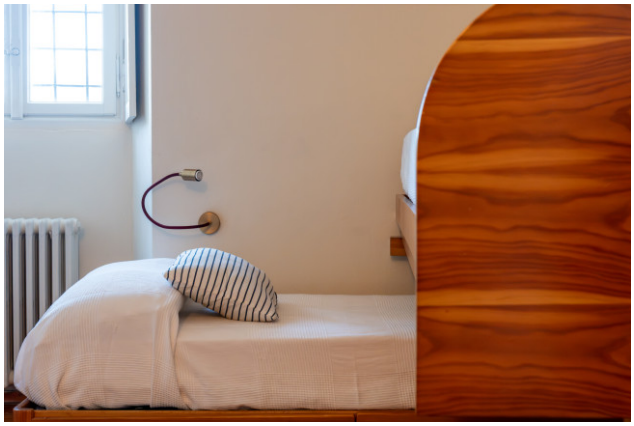





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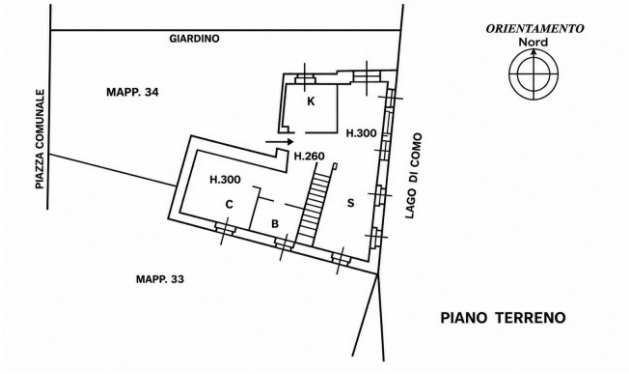

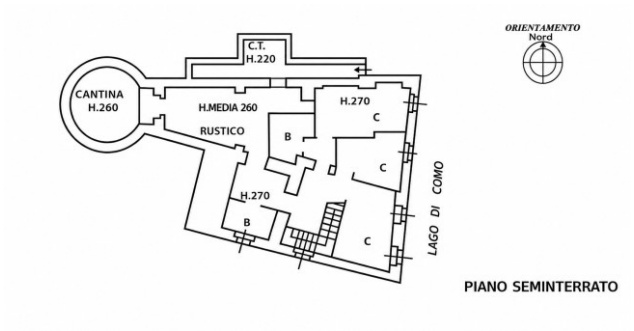



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