



MAGNI VILLA

INTROBIO - LECCO
via S. Antonio 3



THE SURROUNDINGS

Sprawled between the Alps and the river Po's plains, Lombardy (Lombardia) has one of Italy's most varied landscapes. Industrious cities, medical hill towns and lakeside resorts are interspersed with powdered slopes, lemon groves, crop fields, vineyards and rice paddies. But one element defines this diverse region: style. Lombardy's capita, Milan, is the country's fashion and finance powerhouse, and is its second-largest metropolis after Rome.

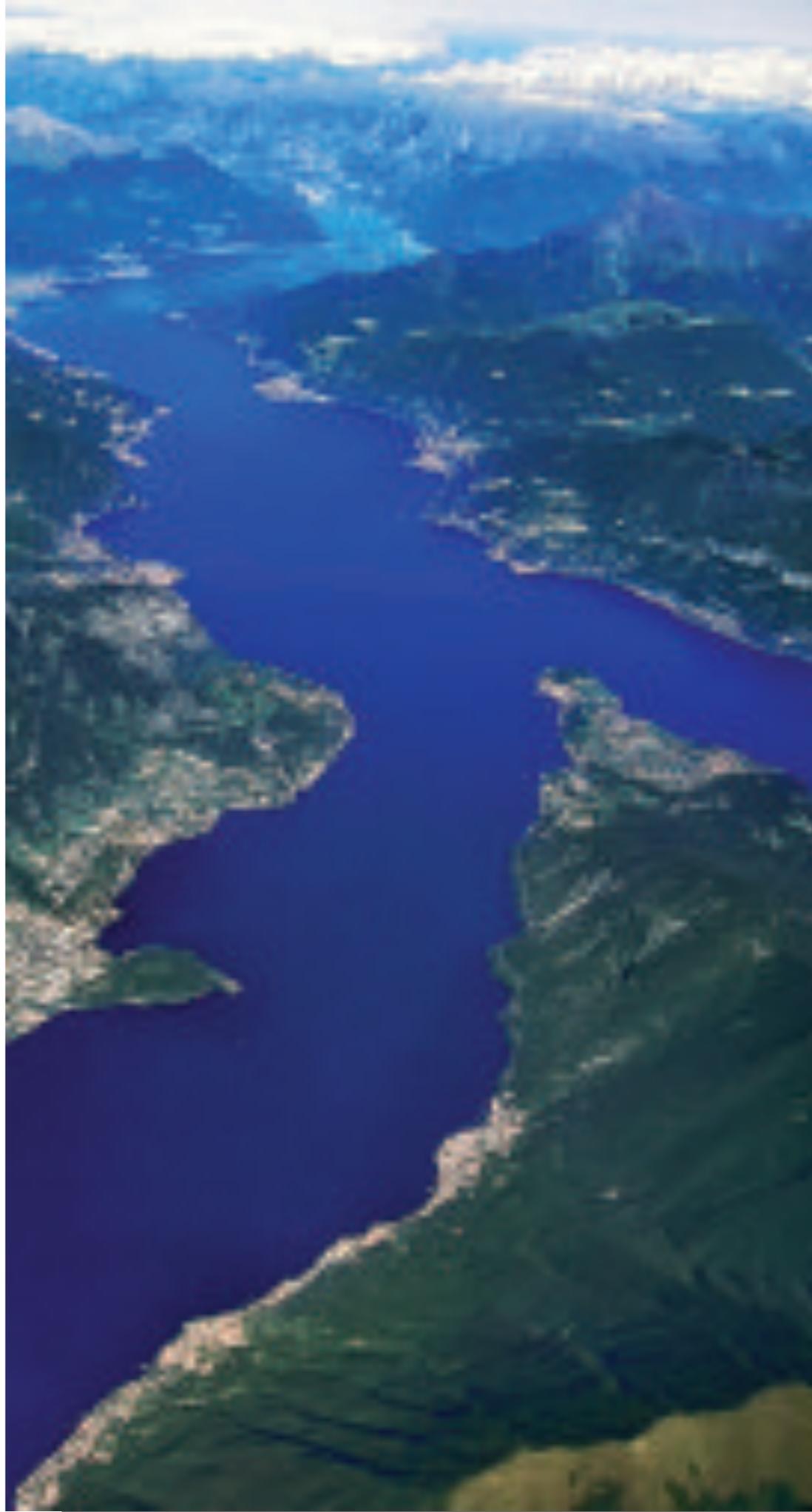
Lake

The fashionable lakeside town of **Como** is surrounded by snowcapped mountains. Lake Como is the third largest lake in Italy and is ringed with scenic towns. On your cruise, admire the splendid lakeside villas and keep an eye out for Villa d'Este at Cernobbio. The mild Mediterranean climate ensures an abundance of exotic and rare plants thrive year round. Docking at the delightful town of Bellagio, you can follow the steep lanes running up from the lake and stop at boutiques and cafes housed in historic buildings.

Lecco is a town with a rich past, which preserves the imposing remains of the walls built by the Visconti, and has a special charm attributable to its lake vistas, the palpable atmosphere of the nearby village of Pescarenico immortalized in the novel by Manzoni ("I Promessi sposi"), the panoramas of its hills and mountains as high as the eye can see.

Mountains

As far as alpine skiing is concerned, the **Valsassina** on the Eastern side of the lake offers splendid options to choose from and on the Western side of the lake there is the ski area of Monte Sighognola. Piani di Bobbio (m 1660) situated in the commune of Barzio is the vastest ski area of the Lake Como territory and is an example of a ski resort that connects two valleys the Valsassina and the Val Brembana in the province of Bergamo. 8 ski lifts, 16 ski runs of totalling 36 Km. Ski schools and equipment rentals.



Italy



Lombardy



Como lake



SPRING-SUMMER ACTIVITIES AROUND LAKE COMO

All seasons offer countless opportunities for sports activities: downhill and cross country skiing, hiking, climbing, paragliding, horse riding and mountain biking.

Motorboat hire

There are numerous companies available providing motorboat hire services.

Walking

Many visitors to Lake Como will naturally find themselves doing more walking than they do at home, either around the small towns that line the edges of the lake, or in the large gardens of the aristocratic villas.

Lake Como Golf

The closest golf courses to Lake Como are the Circolo Golf Villa D'Este at the southern end of the western branch and the Menaggio and Cadenabbia Golf Club, in the mid-lake area.

Horse riding

There are a few places, which offer horseback riding for enthusiasts and beginners near Bellagio, Colico and in the Valsassina valley, all of which have qualified trainers and some give guided tours of the area.

Race track at Monza

The Monza circuit is always opened to visitors during the year, with the exception of Christmas Holidays, with entry from Veduggio gate and during the events also from Biassono/Santa Maria alle Selve Gate.

Beaches and lidos

Around Lake Como there are a number of places around the lake that have single beaches and/or lidos – areas with sun-beds, pools and refreshments.



FALL-WINTER ACTIVITIES IN VALSASSINA

Walk, climbing and skiing

Entering the heart of Valsassina from Barzio, you come to the Piani di Bobbio, which along with the ski slopes of Valorta – together form part of a single skiing district. From Barzio it is possible to reach the slopes by cableway, piani di Bobbio (1,682m). The plain is well-equipped and from here starts 16 ski slopes of different kind, for 35 km. From Cremeno and Moggio it is possible to reach Piani di Artavaggio (1,609m).

Probably, the difficulty to reach this area is what makes it the ideal place for the lovers of alpine skiing, far from overcrowded slopes. From Margno it is possible to reach Pian delle Betulle (1,456m) by cableway. Here in a well-equipped plain there are 7 ski slopes, 12km long. From Casaro, In Alta Valsassina, it is possible to reach Alpe Paglio, a minor resort compared to the others. Alpe Paglio is connected to Pain delle Betulle. To conclude this alpine skiing course in Valsassina it should be reminded that Alpe Glumello (1538m), below Monte Muggio, is an extraordinary natural deck with a wonderful view.

The area is also renowned for its many trails, which include the “vie ferrate” (equipped climbing routes) on the Campelli mountain range.

But the Valsassina Valley offers many opportunities for marvellous hikes immersed in nature, which are suitable for everyone. One of the most scenic paths is the one from Introbio, which after approximately 2.5 hours through a thick forest of chestnut trees, brings you to the “rifugio” (mountain hostel) of Bocca di Biandino. Now the characteristic mountain village of Pemanà makes an appearance at the edge of the Valsassina and Valtellina valleys: it is positioned on the Varrone Valley on the slopes of the Legnone and Pizzo Alto mountains in the Orobie Prealps. Finally, Erve is located at the foot of Mount Resegone – the smallest town in the San Martino Valley, with its delightful main street. The valley itself – with its gorge and beautiful woods – it is a highly evocative areas and offers spectacular views.





MAGNI VILLA

45° 58' 26'' Nord, 9° 27' 1'' Est

The villa is located in Introbio, a municipality in the Province of Lecco in the Italian region Lombardy, located about 60 km northeast of Milan and about 14 km northeast of Lecco in the Valsassina.

Lecco is a city of c. 47,760 inhabitants in Lombardy, northern Italy, 50 kilometres (31 mi) north of Milan, the capital of the province of Lecco. It lies at the end of the south-eastern branch of Lake Como (the branch named Lake of Lecco / Lago di Lecco). The Belgarno Alps rise to the north and east, cut through by the Valsassina of which Lecco marks the southern end.



INTROBIO VILLA

West view

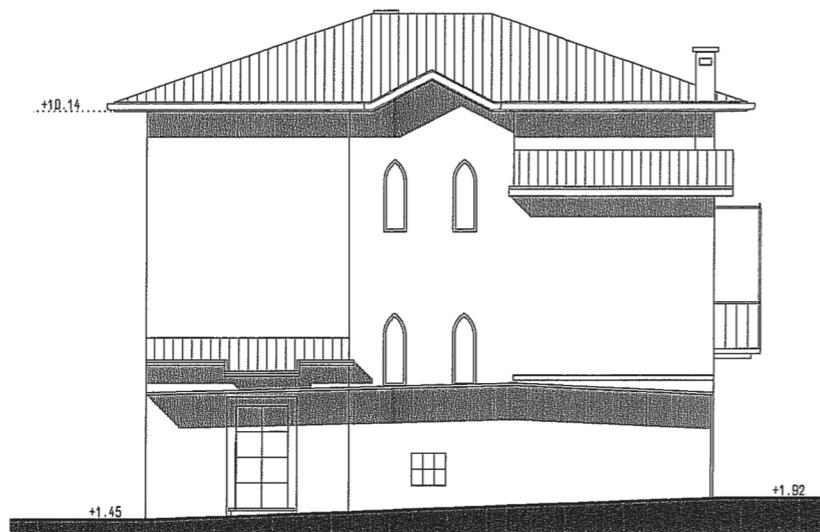


INTROBIO VILLA

South view



SOUTH VIEW



NORTH VIEW



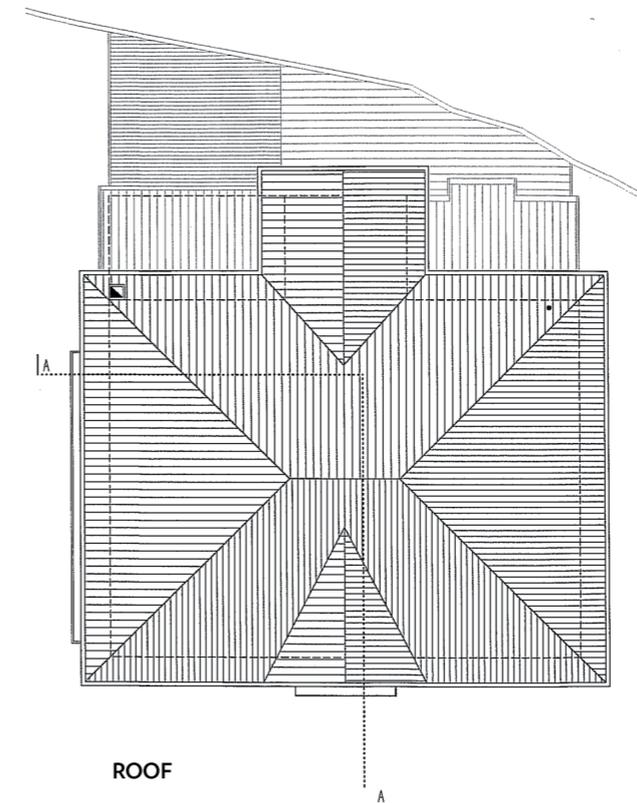
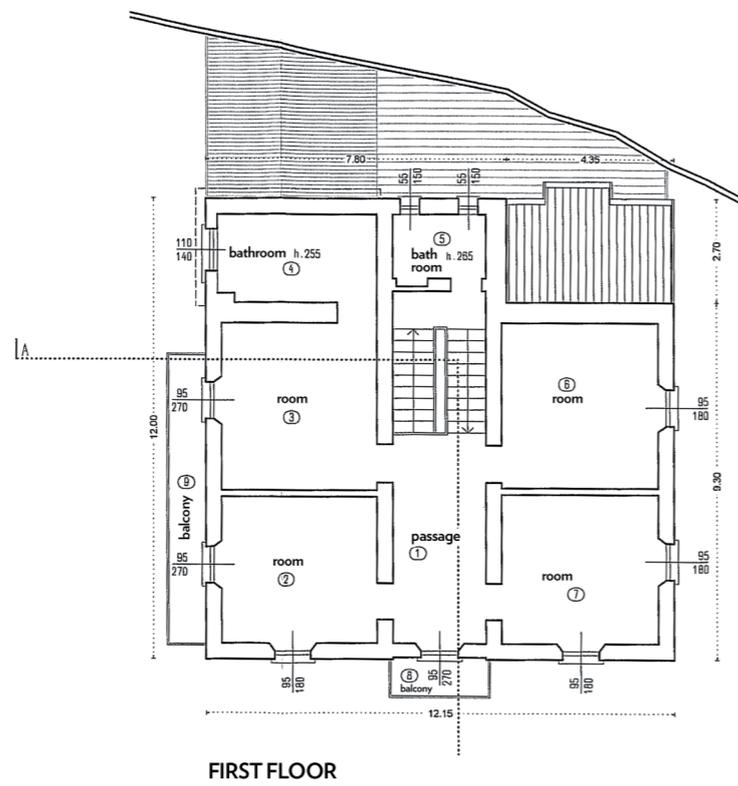
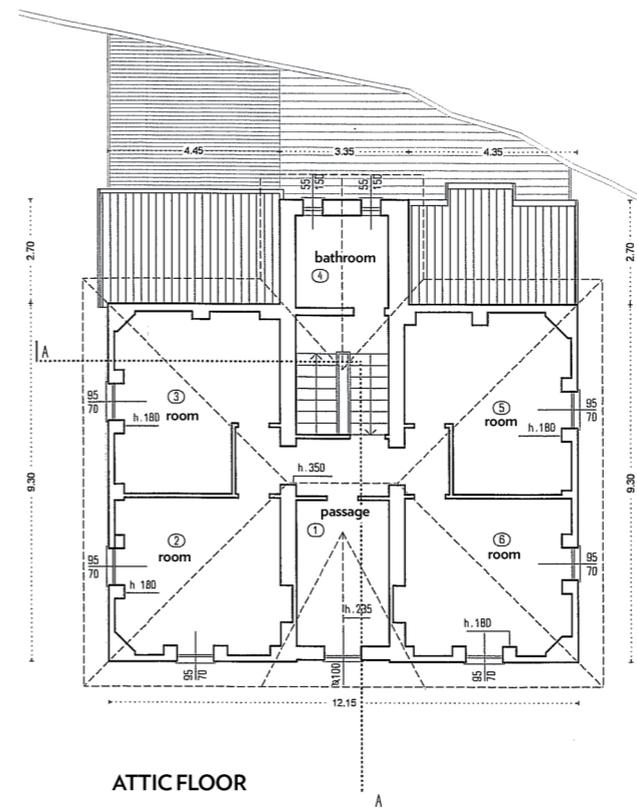
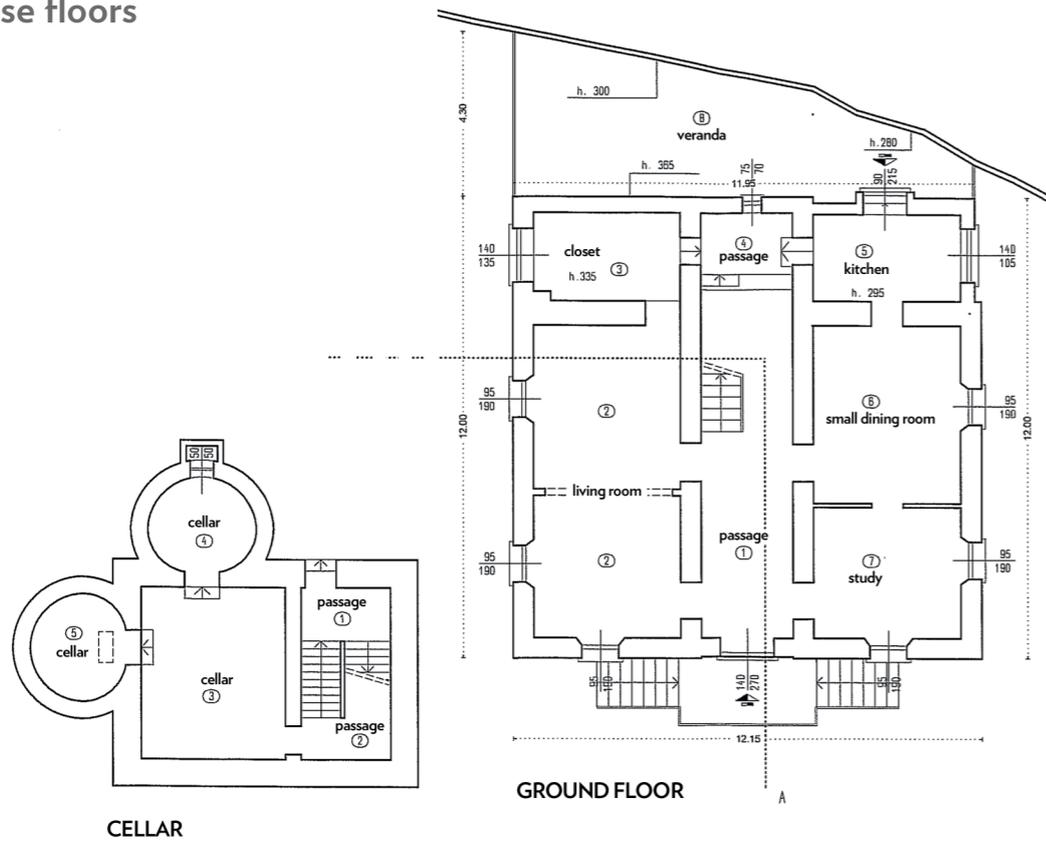
INTROBIO VILLA

East/south view



INTROBIO VILLA

House floors



PROPERTY DETAIL

This early 20th century Villa stands on a rise overlooking the heart of Introbio. Sitting in 5,123 sq.m of landscaped grounds enclosed by hedgerows and stone walls, with forest and fruit trees it offers peace, privacy and sunshine. The villa is disposed over 3 floors and basement, with garage.

KEY FEATURES

Condition: Unrestored

Price: Price on Application

Habitable surface: 465.70 sq.m

Bedrooms: 4

Bathrooms: 3

Rooms: 10

Garden: 5.123 sq.m

Garage: 62 sq.m

Terrace: 2

Cellar: 35 sq.m



GETTING THERE

BY CAR

Departing from Milan drive onto the SS 36 and take the exit Bellano entering the SP 62 till Introbio, where you will keep to your left to enter the town centre.

Departing from Lecco take SS36 DIR until Ballabio, continue on the SP 62 till Introbio where you will keep your right to enter the town centre.

BY BUS

Bus departures from Lecco or Bellano.
Lecco Trasport – Hot Line 800 011840
www.leccotrasporti.it

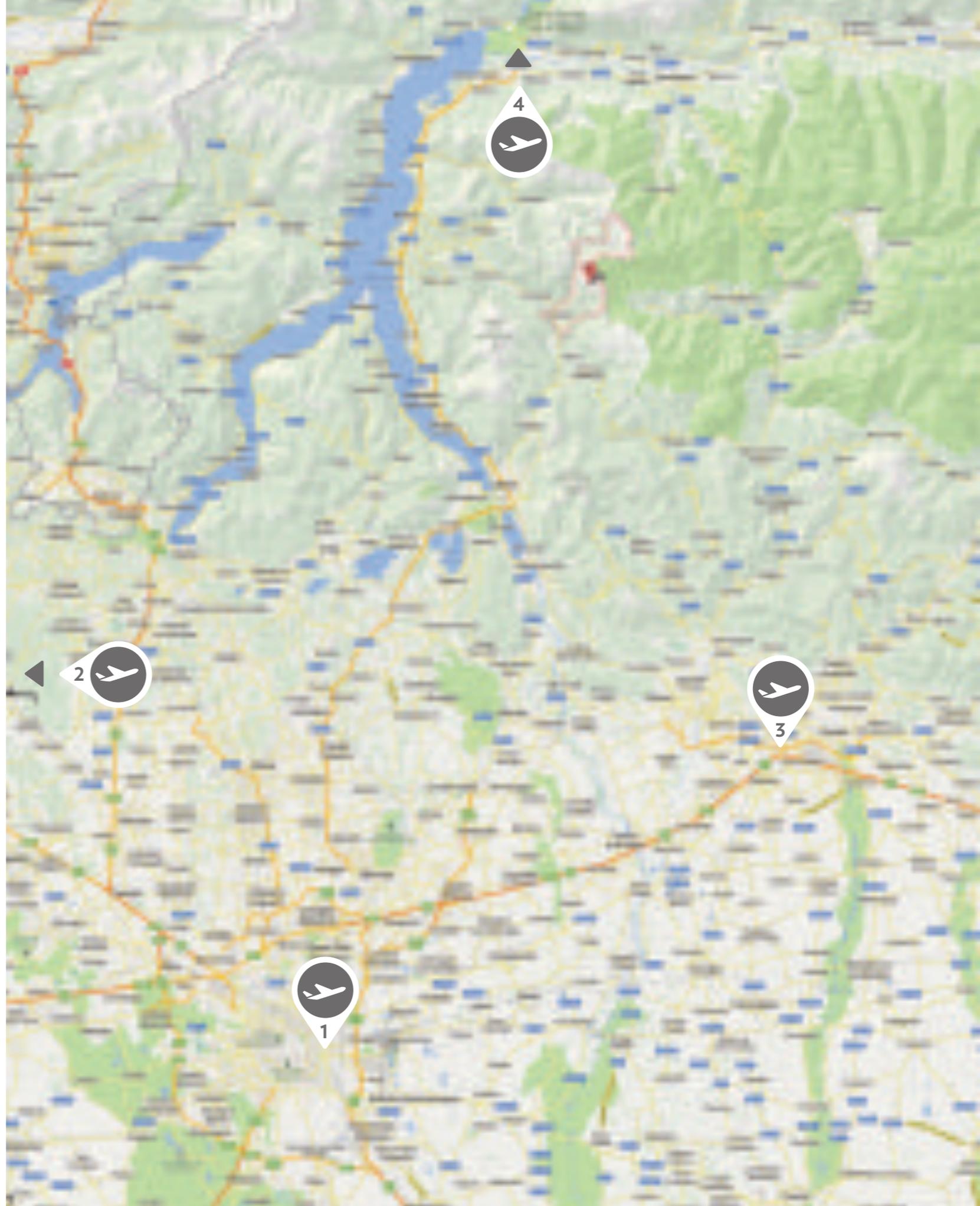
BY TRAIN

Train till Bellano (www.trenitalia.com) then BUS to Introbio.

BY AIRPLANE

The closest international airports to Introbio.

1. Milan Linate at 57.76 km
2. Milan Malpensa at 66.33 km
3. Milan Orio al Serio at 36.51km
4. Lugano, Switzerland at 42.16 km

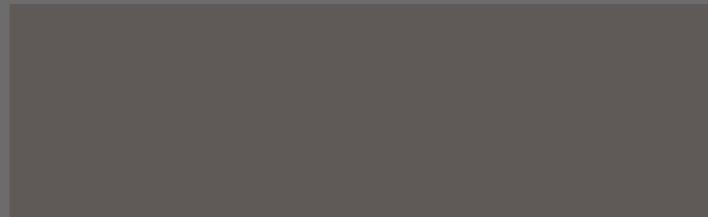




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CONTACTS

If you have any questions or need more information, please contact us.



THANK YOU