



*Villa*  
**La Filandina**







"La Filandina, where history meets  
modernity, creating a haven of elegance  
and serenity"



# KEY FEATURES OF THE PROPERTY

This remarkable property boasts an array of exceptional features that enhance its charm and functionality.

The interiors blend historical elements with modern finishes, featuring bright spaces and an intelligent layout, perfect for everyday living and entertaining guests.

## REFINED DESIGN

The property is surrounded by a large common garden where the beauty of the landscape harmoniously blends with contemporary design.

## INTEGRATION WITH NATURE

Equipped with all modern comforts, including two fully equipped kitchens, efficient heating systems, this home is ready to meet all your needs.

## MODERN AMENITIES

## Divisible layout

The property can be divided into two separate units via an internal door, with each unit offering its own living area, kitchen, bathroom and bedrooms. This makes it ideal for multi-generational rental opportunities.

This semi-detached villa with 2 residential units (family house and guesthouse) holds:

- 2 separate entrances
- 2 living rooms
- 2 kitchens
- 5 bedrooms
- 3 bathrooms

The two houses can be separated by a sliding door. Ideal for families / friends and other guests.

There is a large, shared garden surrounding the house (5 owners) ..

Another smaller garden is located at the master bedroom side.

Unwind and enjoy your holiday!



**Main house**

135Sqm

**Guest apartment**

90 Sqm

2

2

5

3

LIVING

KITCHEN

BEDROOM

BATHROOM





An exclusive residence nestled in a historic courtyard, featuring a spacious communal garden and direct river views, offering the tranquility and timeless charm of nature. This building used to function as a silk spinning mill 'La Filanda' dated 1835.

The villa is to be found on a stunning location in a lush, communal garden / park (5000 m<sup>2</sup>) at the Ravella of Canzo. Providing a lot of privacy and is only accessible via a small village street in the old center. The wooden gate opens up to the condominium where one finds an oasis.

We fell in love with the building, the peaceful garden, the view, the height of the beautiful windows, centrally located in a lively and authentic village centre Canzo.

We have renovated this villa with the utmost care, attention and love and we have transformed this into a very sustainable villa. The house is equipped with solar panels, heavy isolation, heat pump underfloor heating all to the highest quality standards. A unique, completely renovated villa, for luxurious holidays.

The garden is car-free. Parking availability is just 50 meters away. Bakeries, butchers, wine shops, restaurants, bars and supermarkets are just a stone's throw away.





### **Main apartment - Key Features:**

- Open space living area:
  - Open-plan kitchen
  - Living room and dining area with fireplace
  - Spacious and ideal for entertaining
- Two bedrooms:
  - Located on the mezzanine level
  - Shared bathroom and laundry area
- Master bedroom:
  - Private bathroom
  - direct access to the garden





















The background is a light gray with abstract white wavy lines in the top right and bottom left corners. There are also solid gray geometric shapes: a rectangle in the top left, a square in the bottom right, and a vertical bar on the far right.

# **GUEST APARTMENT**

**Guest apartment - Key Features:**

- Open space living area:
  - Integrated kitchen
  - Spacious dining area
- Two double bedrooms:
  - Spacious and bright
  - Ideal spaces for relaxation and comfort
- One bathroom:
  - Luxury finishes
  - Large walk-in shower















# DISCOVER CANZO

Canzo is a picturesque town located in the province of Como, known for its charming mix of history and nature. Nestled in the green hills, the town is surrounded by breathtaking landscapes, with trails inviting you to explore the natural beauty of the area.

## LAKE

The property is only a 10-minute drive from Lake Como, famous for its crystal-clear waters and the enchanting towns that surround it, such as Bellagio and Varenna. Here, you can enjoy water activities, stroll along the shores, and embark on wonderful excursions.

## OUTDOOR ACTIVITIES

Canzo is also an ideal starting point for hikes and walks in the surrounding woods. The area is renowned for its trekking and mountain biking opportunities, making it perfect for nature lovers.

## SERVICES AND AMENITIES

The center of Canzo offers a variety of shops, cafés, and restaurants where you can savor delicious local cuisine. The community is welcoming and vibrant, with cultural events and activities taking place throughout the year.



## Location

- 0 km - center Canzo
- 1,7 km - Lago di Segrino
- 8,3 km - Lago de Pusiano
- 13 km - Lago di Annone
- 19 km - Lago di Como
- 50 km - Milano
- 1.050 km - The Netherlands

