

# Villa Borromeo

Region: Lake Maggiore Sleeps: 6 - 10

## Overview

Villa Borromeo boasts a magnificent elevated position allowing guests to enjoy spectacular, panoramic views over Lake Maggiore which can be appreciated from the comfort of your private pool. The villa has an excellent location, close to the popular town of Stresa and village of Belgirate, a range of amenities can be found nearby including shops, bars and restaurants can all be reached within a few minutes' drive.

The villa has been lovingly designed with gorgeous, modern interiors yet keeping a comfortable and homely feel. It can comfortably accommodate up to ten guests across two levels. On the entrance level is a large open-plan living and dining area which boasts access to the upper terrace as well as a fully-equipped, modern kitchen which comes complete with all necessary modern amenities. Also on this level are two of the spacious double bedrooms, a twin room and two family bathrooms. Heading downstairs, on the lower ground floor is a second open-plan living area, and a smaller kitchenette. Here there are a further double and twin room as well as a family bathroom.

Outside, the grounds are just as impressive. The large gardens are the perfect place to spend a lazy day relaxing with a good book while soaking up the sunny, tranquil surroundings and breathtaking views, end the day by cooling off with a dip in the large private pool. The covered terrace area is fantastic for a spot of al fresco dining, enjoy a meal made up of local delicacies with your loved ones while enjoying the remarkable scenery, it is sure to be a meal you won't forget!

## Facilities

Wow Factor • Modern • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Smart TV • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Boat Trips



# Interior & Grounds

- 1) Upper Ground Floor only - 3 bedrooms (6-person rate, not available high season)
- 2) Entire villa - 5 bedrooms (10-person rate)

## Villa Interior (350sqm)

### Upper Ground Floor (Street Level)

- Living room with smart TV, dining area with large table and access to terrace
- Kitchen with oven, hob, microwave and fridge/freezer
- Two bedrooms with double bed, lake view and air-conditioning
- Bedroom with twin beds and air-conditioning
- Bathroom with shower, WC and washbasin
- Bathroom with bath, WC and washbasin

### Lower Ground Floor (Garden Level)

- Living area with dining table and kitchenette
- Sitting corner with TV
- Bedroom with double bed
- Bedroom with twin beds
- Bathroom with shower, WC, his and her washbasins and laundry area with washing machine

## Outside Grounds

- Private salt-water infinity swimming pool (14m x 5m, depth: 1.45 m, open approximately mid-May - end-September)
- Sun loungers and large parasol
- Garden
- Terrace
- Al-fresco dining
- Barbecue
- Outdoor shower (hot water)
- Parking (three garages)

## Facilities

- Air conditioning in upper 3 bedrooms and upstairs living room
- Washing machine and dryer
- Sound dock station



## Location & Local Information

Lake Maggiore is the second largest lake in Italy, situated in the North-west and crossing the border into Switzerland. It's mild microclimate makes it an ever popular year round destination and with plenty to see, do and explore it makes a fantastic choice for a family-friendly Italian lakes holiday!

Villa Borromeo is ideally located just a fifteen minute car journey away from Stresa, one of the main tourist resorts on the lake, from here views can be enjoyed overlooking the three Borromean Islands (Isola Bella, Isola Madre and Isola Pescatori) In Stresa, visitors will find a wide range of shops, bars and restaurants, while exciting Milan is just an hour and a half away by train. The medieval village of Belgirate with its picturesque houses and scenery is just five minutes away from the villa. The closest airport, Milan Malpensa is conveniently located just forty-five minutes from the villa.

## Local Amenities

Nearest Airport	<b>Milan Malpensa (47km)</b>
Nearest Airport 2	<b>Bergamo (127 km)</b>
Nearest Village	<b>Belgirate (3 km)</b>
Nearest Town/City	<b>Stresa (6 km)</b>
Nearest Restaurant	<b>Restaurants &amp; Cafes (3 km)</b>
Nearest Supermarket	<b>Supermarkets &amp; Shops (3 km)</b>
Nearest Bar/Pub	<b>(3 km)</b>
Nearest Beach	<b>Stresa (6 km)</b>



## What we love

- Positioned in a quiet spot with unbeatable views which can be enjoyed from the comfort of the private pool
- Fabulous location close to the popular Lake Maggiore resort of Stresa, from here trains can be taken to cosmopolitan Milan, just an hour and a half away!
- For those travelling in smaller groups of up to 6 people the villa can be rented at a reduced rate (not in high season) by opening only the 3 bedrooms of the upper floor, please check the rates tab for pricing!

## What you should know...

- The 6-person rate is for 3 bedrooms only and the lower ground floor will be closed off (this lower rate is not available in high season). The 10-person rate is for the entire villa.
- Air-conditioning is featured in the three upper ground floor bedrooms only
- The garden is on various levels - there are several staircases to help get around
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager

# Terms & Conditions

- Security deposit: €2000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes, and changed twice per week.
- Minimum stay: 7 nights. All other durations on request.
- Heating costs included?: Extra €1,5/ m<sup>3</sup>, payable locally. Subject to change, exact amount to be given at the time of your stay. Please enquire for further details.
- Internet access?: Wi-Fi internet access included.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Pets welcome?: Not allowed.
- Tax: Italian Visitors Tax payable locally in cash (typically costs approximately between €1-€3 per adult per night- please enquire if exact amount is required).
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately mid-May to end-September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: Air-conditioning is featured in the three upper ground floor bedrooms and upstairs living room only.
- Other Ts and Cs: High chairs and cots are available on request and must be pre-booked.
- Other Ts and Cs: The 6-person rate is for 3 bedrooms only and the lower ground floor will be closed off (this lower rate is not available in high season). The 10-person rate is for the entire villa.
- Changeover day: Saturday, all other changeover days on request.