

# Villa San Giovanni

Region: Lake Maggiore Sleeps: 9 - 18

## Overview

Villa San Giovanni is in a much-desired location close to the town of Pallanza which holds a magnificent position on the shores of Lake Maggiore, the second largest lake in Italy. The villa holds a slightly elevated position, giving it panoramic views over the Lake. It boasts some of the largest gardens you will find at any property by Lake Maggiore being set in 15,000m<sup>2</sup> of beautifully maintained grounds.

The prestigious villa boasts luxurious and traditional interiors with period and antique furnishings, yet has all the necessary modern amenities for a more than comfortable stay. It has a feel of grandeur with high ceilings and beautiful parquet oak flooring giving guests a real sense of exclusivity. Villa San Giovanni can accommodate up to eighteen guests making it the perfect base for a special family celebration or gathering, in lower season just the first floor can be opened sleeping up to eight guests for a reduced price.

On the ground floor is the main living accommodation including living and dining rooms, a games room and a fully-equipped kitchen. Heading upstairs, the first floor is surrounded by a large balcony from which the beautiful lake views can be enjoyed. There is a central living room with the bedrooms arranged around it, on this level are four of the bedrooms, a combination of doubles and twins, three boast en-suite bathrooms while there is also a family bathroom. On the second floor are a further four bedrooms and three family bathrooms.

The outside space is truly spectacular, with the gardens gently sloping down over different levels and terraces towards the lake. There are plenty of fabulous spots for picnics or al fresco dining while enjoying sampling a range of local delicacies. The large private pool is the perfect spot to soak up the tranquil surroundings and due to its south facing position you can enjoy the sun all day long!



## Facilities

Chateaux & Castles • Wow Factor • Heritage Collection • Private Pool •  
Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet  
• Pets on Request • Walk to Village • Walk to Restaurant • <1hr to Airport  
• BBQ • Satellite TV • Lift • Games Room • Indoor Games •  
Pool/Snooker • Working Fireplace/Woodburner • Heating • Cot(s) •  
High Chair(s) • Fenced Grounds • Waterfront • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

- 1) 18 guests = 9 bedrooms (entire villa)
- 2) 9 guests = 4 bedrooms (1st floor only)

## The Villa

### Ground Floor

- Living room with fireplace
- Dining room with dining facilities for 16
- Kitchen with oven, hob, microwave, fridge/freezer, and access to terrace and barbecue area
- Games room with billiards
- Cloakroom with WC

### First Floor

- Surrounded by a balcony with beautiful views
- Central sitting room with TV
- Family room with double bed, additional single bed and en-suite bathroom with bath, shower, WC and washbasin
- Bedroom with double bed and en-suite bathroom with bath, shower, WC and washbasin
- Bedroom with double bed
- Bedroom with twin beds
- Bathroom with bath, shower, WC and washbasin

### Second Floor

- Bedroom with double bed and access to adjoining room with single bed
- Bathroom with shower, WC and washbasin
- Family room with double bed and additional single bed
- Two bedrooms with double bed
- Bathroom with bath, WC and washbasin
- Bedroom with single bed
- Bathroom with bath, WC and washbasin

## Outside Grounds

- Private swimming pool (16m x 8m; depth: 1m to 2.5m). Open approximately May to end-September
- Sun loungers & parasols
- Huge private grounds
- Terraces
- Al-fresco dining



- Barbecue
- Car parking

**Facilities**

- Wi-Fi
- Satellite TV
- Billiards table
- Dishwasher
- Washing machine
- Lift

## Location & Local Information

There's something magical about the lakes of northern Italy bordering Switzerland - the snow-capped mountains, elegant villas, charming villages and narrow glacial lakes, all of which make for a camera-ready scene of eye-popping beauty.

And Lake Maggiore, Italy's second largest lake, is no exception. Sleepy cobblestone villages, exceptional flowers, views over glittering waters, ethereal islands and the odd castle - it's no wonder such illustrious visitors as Byron, Shelley and Hemingway graced its very shores.

When the Simplon Pass train from Switzerland, one of the Alps most beautiful crossings opened, it meant easier access to this beautiful lake. And many visited for all its beauty, including its little islands located on the western arm of this stunning stretch of water: the tiny Isola Bella - a place of decadent parties for the nobility of Europe; Isola dei Pescatori with its population of just 50 people and a number of fabulous fish restaurants; Isola Madre featuring the most beautiful botanical flowers. The Borromean Islands are well worth a visit. Inland, explore the pretty town of Stresa situated below the majestic peak of Mottarone and enjoy its many cafes, restaurants and bars - especially the ones with views out to the Borromean islands.

Why not take a cable car up Mottarone for a truly spectacular view across the Alps? Amble around the town of Verbania or Cannobio's lakefront piazza with its ancient buildings. Then there's picturesque Maccagno and Luino with its famous market - amongst many more on this enchanting lake that will quite literally take your breath away.

## Local Amenities

Nearest Airport	<b>Milan Malpensa (67km)</b>
Nearest Airport	<b>Bergamo Orio al Serio Airport (150km)</b>
Nearest Village	<b>Pallanza Verbania</b>
Nearest Town/City	<b>Intra (3km)</b>
Nearest Restaurant	<b>(1km)</b>



Nearest Supermarket

**(1km)**

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## What we love

- Get lost exploring the huge private gardens or choose to soak up the tranquil surroundings from your private pool while enjoying the impressive views over Lake Maggiore
- Enjoy a meal on the water at Ristorante Milano, it offers wonderful authentic Italian food in an idyllic location, being stood on stilts on the water with three glass sides offering diners unbeatable views over Pallanza's harbour
- Visit the colourful botanic gardens of Villa Taranto, a beautiful and peaceful way to spend a day and just a five minute car journey from the villa

## What you should know...

- Take care when using the garden steps in the evening and perhaps if necessary bring a torch due to a lack of lighting
- Bookings for 9 guests will have access to the ground and first floors only. See 'Features' tab for further details
- The friendly and discreet house keepers live in a cottage at the end of the garden
- The housekeepers have a dog, please bear this in mind if you are bringing your own dog
- 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: €1000 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.
- Energy costs included?: Yes.
- Departure time: 10.00 a.m.
- Linen & towels included?: Yes.
- Heating costs included?: Extra €500 per week, payable locally in cash. Subject to change, exact amount to be given at the time of your stay. Please enquire for further details.
- Minimum stay: 7 nights. All other durations on request.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Smoking Allowed?: Outside only.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted a pet supplement of €50 per pet per week will apply (payable locally).
- Changeover day: Saturday. All other changeover days on request.
- Internet access?: Wi-Fi internet access included.
- 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.
- Pool towels included?: Yes.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
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