

Villa Tessa

Region: Lake Maggiore **Sleeps: 6 - 11**

Overview

Looking for a room with a view? What about a villa with a view - lots of them! From its peaceful hillside position, Villa Tessa benefits from incredible views over the glittering waters of Lake Maggiore. And positioned between the village of Meina and the charming town of Arona with its lovely promenade, restaurants, bars and cafes, you're never far from a delicious Italian meal!

This exquisite property is perfect for an extended family or multi-generational holiday, with lots of sleeping options including a dedicated children's bedroom to make the kids feel welcome. Sleeping up to 11 guests in five elegant bedrooms, including a feature one that brings the outside in with its lovely garden hues and flowers, you'll be spoilt for choice.

Step into the living area and you'll feel instantly relaxed, whether it's pouring over the many books you'll long to read or the inspirational view through the floor-to-ceiling windows. And for more outstanding vistas, head into the kitchen with its stylish breakfast bar and table, where there are more inspiring camera-ready scenes to help you cook up a delicious Italian meal.

It's impossible not to want a refreshing dip when looking out at the cool shimmering waters of Lake Maggiore - especially when those Italian rays shine through. No worries, just head for the inviting turquoise pool outside. Surrounded by lawns, hedges and pretty flowers, it's a lovely spot. But, if you wish to recline and enjoy the sun, you can do so on the many sun loungers or comfy seating up on the first-floor terrace, while the younger children enjoy themselves on the swings and slide in the garden.

Want to venture out for a day trip? Aside from the lovely towns nearby, Stresa - the pearl of the lake - is a mere 15km away, and from there you can hop on a ferry to the magical Borromean Islands. And what's not to love about visiting the Piedmont vineyards, romantic Lake Orta and even Milan for a spot of shopping. Enjoy...



Facilities

Modern • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids •
Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to
Village • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV
• Outdoor Games • Heating • Cot(s) • High Chair(s) • Fenced Grounds •
Sailing • Walking/Hiking Paths • Outstanding Landscapes • Outdoor
Pursuit & Activities • Tourist Towns & Villages • Boat Trips



Interior & Grounds

The Villa

Ground Floor

- Double bedroom
- Two bathrooms with shower
- Open-plan kitchen and dining area leading out on to a terrace with al-fresco dining table

First Floor

- Living room with floor-to-ceiling windows opening out on to the terrace, comfortable sofas and satellite TV
- Two double bedrooms with air-conditioning and mosquito screens
- Double bedroom with beds that can be separated into twins, air-conditioning and mosquito screens
- Children's bedroom with bunk beds (two single beds), a single bed, air-conditioning and mosquito screens
- Bathroom with shower
- Bathroom with bath tub and shower

Outside Grounds (750m²)

- Fenced grounds
- Lawned garden
- Private swimming pool (5x9m, depth 1.6m). Open approximately mid-May - end-September
- Sun loungers
- Playing area with playhouse, slide and swing
- Covered terrace with dining table for up to 12 guests and comfortable chairs
- Outdoor shower
- Barbecue
- Garage
- 2 uncovered parking spaces (one inside and the other outside the property)

Facilities

- Wi-Fi
- Air-conditioning
- Satellite TV
- Dishwasher
- Washing machine
- Safe

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	Milan Malpensa Airport (37km)
Nearest Airport 2	Bergamo Orio al Serio Airport (118km)
Nearest Village	Meina (1.5km)
Nearest Town/City	Stresa (15km)
Nearest Restaurant	Restaurants & Cafes (1km)



Nearest Supermarket

**Supermarkets & Shops
(1km)**

What we love

- Lake Maggiore is simply stunning and Villa Tessa certainly makes the most of the views with its floor-to-ceiling windows and position on a peaceful, residential hillside
- It's very family friendly - the villa is fenced all around, there's extra security on the windows and a play area for younger children
- The villa is not only in proximity of a lovely village, but also to some of the main sights on the lake including Stresa and the Borromean Islands

What you should know...

- To reach Stresa and some of the day trips a bit further out, car hire is recommended.
- One of the bedrooms has bunkbeds and a single bed and is most suitable for children.
- The playground equipment in the garden is really only suitable for much younger children.
- When minimum occupancy is booked, certain rooms will not be accessible (subject to owner's discretion) - best to enquire with us beforehand.
- 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: €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Electricity and gas (air conditioning, heating and other) are metered with a €50 bonus (included in the rental price). Any extra usage will be deducted from the deposit. Subject to change, exact amount to be given at the time of your stay. Please enquire for further details.
- Linen & towels included?: Yes.
- End of stay cleaning included?: Extra €230 (2022)/ €250 (2023), payable locally upon arrival. 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.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per week will apply (payable locally).
- Smoking Allowed?: Outside only.
- 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
- Minimum stay: 7 nights. All other durations on request.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Pool towels included?: Yes.
- Internet access?: Wi-Fi internet access included.
- Changeover day: Saturday. All other changeover days on request.
- 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
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