

# Villa Davicini

Region: Lake Maggiore **Sleeps: 8**

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## Overview

Close to a small, charming village in the Piedmont region of Lake Maggiore, Villa Davicini occupies a serene position within a large, lush garden. Its sociable, open rooms and extensive outside space makes it an ideal base for family holidays. With the heart of the village being less than a 10-minute walk away, Villa Davicini is also perfectly located for convenient amenities.

This laidback villa feels like a home-away-from home, with comfortable furnishings and plenty of facilities on offer. The most chilled-out room inside is the ground-floor living space. There are two distinct areas that both feature large sofas for getting everyone together. One space is perfect for relaxing and taking in the garden views through glass doors that open onto the outside space. There's also a small table with chairs for grabbing a quick lunch in between visits to the garden on lazy afternoons. The slightly more grown-up living space is where you'll enjoy movie nights, with a grand fireplace making these evenings even cosier.

There are three double bedrooms at Villa Davicini, with the fourth bedroom with two single beds being ideal for children. Several of them offer lovely garden views and two of the doubles have their own en-suite bathroom. There are two family bathrooms for enjoying an invigorating shower before heading out for the day or unwinding with an evening bath.

The villa sits within a beautiful garden with lawns for the children to play on. Dotted around the garden are various types of trees that create quiet, shady spaces for fully appreciating the idyllic atmosphere. Colourful plants and flowers make the garden feel even more like an oasis of calm. Also found across the garden and terraces are outdoor dining and seating areas. The large, private swimming pool is joined by several sun loungers, a changing room with gym equipment and a bathroom with shower.

A lovely beach is just a few minutes' walk from the villa, giving you the chance to swim, hire a boat or try some watersports. There's plenty to do on and around Lake Maggiore. Stunning hills and mountains are also within easy reach, with hiking and cycling popular activities. The towns of Arona and Stresa are both close by for historic sightseeing and ferry trips to other stunning spots along Lake Maggiore.



## Facilities

Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers  
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to  
Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • Ground  
Floor Bed & Bath • Satellite TV • DVD • Working Fireplace/Woodburner •  
Heating • Cot(s) • High Chair(s) • Watersports • Sailing • Walking/Hiking  
Paths • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes  
• Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior

### Ground floor

- Open plan living room with TV, fireplace, books, dining table for 5 guests, windows opening onto the terrace and the garden
- Fully-equipped kitchen
- Twin bedroom
- Bathroom with shower

### First floor

- Double bedroom with piano
- Bathroom with bathtub
- Double bedroom with en-suite bathroom with shower
- External bedroom with en-suite bathroom with shower, accessible from an external staircase

## Outside grounds

- 2000 m<sup>2</sup> garden
- Heated swimming pool (12 x 8m – depth until 2,5m), open from May to September - the pool area can be fenced
- Sun loungers
- Changing room with bathroom with shower, under the pool deck
- Terrace with table and chairs

## Facilities

- Washing machine and dryer
- Air-conditioning (first floor bedrooms only)
- Piano



## Location & Local Information

Villa Davicini lies within a residential area, less than a 10-minute walk away from the heart of a charming village. Here you'll find restaurants, bars, a supermarket, bakery and pharmacy as well as a train station with trains to other parts of the lake and even as far as Milan. There's also plenty of historic sightseeing to do, with several ancient churches and beautiful lakeside villas to take in.

A beach is also within easy walking distance and is where you can go swimming on Lake Maggiore. There is also boat hire and watersports in the village and surrounding region. The surrounding hills and mountains are great for hiking, cycling and horse riding along rugged trails and through stunning valleys.

Driving to picturesque towns along the lake is easy, with plenty of them close by for day trips. Arona (7km) has a pretty lakeside promenade and historic piazzas and streets. There are several churches dotted around the town and in the hills to visit, as well as the remains of an ancient military fortress called Rocca. Also be sure to tick what is probably Arona's main attraction, the huge hilltop statue of San Carlo, off your sightseeing list.

The popular town of Stresa (10km) is known for its elegant and majestic buildings, such as Villa Pallavicino with its gardens and zoo. Enjoy the 20-minute cable car ride from the lido all the way up to the top of Mottarone mountain. As well as getting fantastic views over Lake Maggiore you'll also see the ski areas, with the chair lift opening up even more stunning mountain scenes. From Stresa you can also take the ferry over to the Borromean Islands.

The stylish and cosmopolitan city of Milan (77km) with all its luxury shopping opportunities is just under a 90-minute drive or train ride from Villa Davicini. Also a 90-minute drive away is Lugano (95km), with the journey to this laidback city taking you over the border into Switzerland.

## Local Amenities

Nearest Airport	<b>Milan Malpensa (40 km)</b>
Nearest Airport 2	<b>Milan Linate (100 km)</b>
Nearest Airport 3	<b>Orio Al Serio (120 km)</b>



Nearest Town/City	<b>Stresa</b> <b>(10 km)</b>
Nearest Restaurant	<b>(400 m)</b>
Nearest Bar/Pub	<b>(800 m)</b>
Nearest Beach	<b>Pebble</b> <b>(300 m)</b>
Nearest Supermarket	<b>(850 m)</b>
Nearest Shop	<b>(700 m)</b>
Nearest Village	<b>(700 m)</b>

## What we love

- The villa is spacious and bright, with beautifully-furnished rooms.
- The extensive and lush gardens are full of trees, plants and flowers.
- There are plenty of facilities on offer, such as the private pool and gym equipment.
- The centre of the local village with all its amenities is just a short walk away, as is Lake Maggiore.

## What you should know...

- One of the bedrooms is not internally connected and can only be accessed from the first floor balcony via external stairs.
- The pool area can be fenced off for additional safety.
- Please note that there some neighbours have dogs that are kept outside at night.
- 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: €750 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 3 p.m.
- Departure time: 10 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Extra €80, payable locally (compulsory extra fee).
- Pets welcome?: Not allowed.
- Changeover day: Saturday. All other changeover days on request.
- End of stay cleaning included?: Extra €250, payable locally. 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 garbage disposal required will be charged against the security deposit.
- 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: 14 nights in August, 7 nights during all other periods.
- Heating costs included?: Extra cost, charged on consumption. Exact amount to be given at the time of your stay. Please enquire for further details.
- Pool heating charge?: Extra €150 per day (minimum 7 days), payable locally and available on request. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- 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).
- Internet access?: Wi-Fi connection included.
- Pool opening dates?: The pool is open approximately May to 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: Weddings, stag/hen parties and any special events are not allowed.
- 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: Please note that air-conditioning is featured in the first floor bedrooms only.