

# Casa Bilancia

**Region:** Lake Maggiore **Sleeps:** 8

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## Overview

This stunning three-bedroom villa, nestled beside Lake Comabbio, provides the perfect respite for those exploring the picturesque lakeside towns of Italy. Its convenient location allows for easy drives to both Lake Maggiore and Lake Como, two incredible destinations not to be missed.

The ground floor of this villa boasts a modern kitchen equipped with everything you need to whip up a delicious meal, complete with a breakfast bar for those early morning coffees. In the living room and study, you'll find a flat-screen satellite TV, and a workspace to ensure that you stay connected and productive during your stay. Upstairs, the bedrooms are spacious and comfortable, with plenty of natural light and storage space.

The outside grounds of the villa are just as spacious as the interior, with a private swimming pool and a large 4000m2 garden. Unwind with your favourite book on one of the sun loungers while soaking up the Italian sun. If you are feeling hungry, you can cook up something delicious for lunch on the barbecue, and eat it al-fresco with friends or family on the patio dining area.

Nestled right next to Lago di Comabbio, Casa Bilancia is the ideal destination for those who love being out in nature. Follow the scenic trail that leads you around the lake, past green spaces, parks and an outdoor gym. End at the little café and treat yourself to some well-deserved refreshments.

Take a 15-minute drive to Sesto Calende, a lovely town at the southern end of Lake Maggiore. Explore its rich cultural heritage and architecture with historical buildings such as Santa Maria church and its castle. Stroll along the lakeside promenade, hike or bike in the nearby mountains, or try out some water sports. After an activity-filled day, indulge in some traditional Italian cuisine at one of the many restaurants dotted about.

Stresa is another beautiful town on Lake Maggiore, with its backdrop of Alpine hills and restaurants. Take a boat tour to visit the three unique islands - Isola Bella, Isola dei Pescatori, and Isola Madre, known for their pretty gardens and palaces, including the Isola Bella Palace.

Ispra and Angera, reachable in 20 minutes by car, offer even more attractions. Ispra is known for its food market and scenic parks, while Angera is famous for its rich history and the Rocca di Angera fortress overlooking the lake. Wander through its parks, relax at cafes, or visit the old port.



Drive around 50 minutes and spend the day at Lake Como, known for its dramatic mountain scenery with a backdrop of the Alps. Hop on a boat and visit the quaint towns such as Bellagio, Varenna, and Tremezzo, with narrow streets, historic landmarks, and breath-taking harbour areas. Hike or cycle through the surrounding hills or try out some water sports. For a taste of history, check out the grand villas like Villa Balbianello, Villa del Balbianello, and Villa Carlotta.

## Facilities

- Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Restaurant • <1hr to Airport • Laptop Friendly Workspace • BBQ • Coffee Machine • Hairdryer • Smart TV • Working Fireplace/Woodburner • Fenced Grounds • Parking Space • Watersports • Sailing • Walking/Hiking Paths • Wine Tasting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips



# Interior & Grounds

## Villa Interiors (450m2)

### Ground Floor

- Kitchen fully-equipped with oven, hob, fridge, freezer, microwave, dishwasher, kettle, toaster, coffee machine and access to terrace
- Large living/dining room with a double sofa bed, flat screen TV, sofas, open fireplace and table and chairs to seat 4 guests
- Study

### First Floor

- Bedroom with double bed and en-suite bathroom
- Bedroom with 2 x single beds
- Bathroom with shower and WC

### Second Floor

- Bedroom with double bed and private terrace
- Bathroom

## Outside Grounds (4000m2)

- Private swimming pool. Open approximately mid-June to end-September
- Outdoor shower
- Al-fresco dining area
- BBQ
- Terrace
- Fenced garden
- Grassy lawns
- Sun loungers and umbrellas
- Comfy outdoor furniture
- Parking

## Facilities

- Wi-Fi
- Smart TV
- Washing machine
- Ironing facilities





## Location & Local Information

Casa Bilancia is situated just next to Lago di Comabbio, a hidden gem in the Lombardy region of northern Italy. Surrounded by lush green and rolling hills, it's the perfect destination for nature lovers and outdoor enthusiasts.

There is a nearby path that circles the lake, dotted with parks, greenery and an outdoor gym. Parco Berrini is a great park where you can end your walk, with a cute café open for breakfast and lunch.

Drive 15 minutes to Sesto Calende, a charming town which sits at the southern end of nearby Lake Maggiore. Explore the town's rich cultural heritage and architecture, including the 17th-century church of Santa Maria and the 16th-century castle. The nearby lakeside promenade is ideal for a leisurely stroll and offers panoramic views of Lake Maggiore. Adventure seekers can hike or bike in the nearby mountains, or enjoy water sports such as sailing, windsurfing, and kayaking on the lake. Sesto Calende also offers a range of dining options, including traditional Italian cuisine, local wine, and gelato, great for sampling the best of the region's culinary delights.

Another gorgeous town on Maggiore is Stresa, surrounded by Alpine foothills and filled with restaurants. From here, you can take a boat tour and visit the three beautiful islands in the lake - Isola Bella, Isola dei Pescatori, and Isola Madre. These islands are famous for their luscious gardens and historic palaces, including the magnificent Isola Bella Palace.

Other great towns that along Lake Maggiore's shore are Ispra and Angera, both of which you can reach in 20 minutes by car. Ispra is known for its local food market and scenic parks. Angera is famous for its rich history. Admire the Rocca di Angera fortress, with its two towers and three wings, overlooking Lake Maggiore. Take a hike through foliage-filled parks to the old port, then relax at one of the many cafes or bars.

For a great day trip, drive around 50 minutes to reach Lake Como. Famous for its dramatic mountain scenery and picturesque towns, there is plenty to see and do here. Take a scenic ferry ride along the lake to visit charming towns such as Bellagio, Varenna, and Tremezzo, known for their narrow streets, quaint harbours, and historical landmarks. If you are interested in history and architecture, visit the grand villas that line the lake's shore, including the famous Villa Balbianello, Villa del Balbianello, and Villa Carlotta.



## Local Amenities

Nearest Airport	<b>Milan Malpensa Airport (17km)</b>
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Nearest Airport 2	<b>Milan Linate Airport (75km)</b>
Nearest Town/City	<b>(750m)</b>
Nearest Restaurant	<b>(850m)</b>
Nearest Shop	<b>(800m)</b>
Nearest Golf	<b>Golf Dei Laghi (11km)</b>
Nearest Beach	<b>Beach Voltri (182km)</b>

## What we love

- With a large garden and turquoise swimming pool, this villa has everything you need to make the most of the Italian sunshine
- Located in the stunning region of Lombardy, Casa Bilancia offers a great escape for those visiting the scenic lakeside towns of Italy
- Lake Maggiore and Lake Como are two of Italy's most incredible locations, both easily reachable by car
- Situated right by Lago di Comabbio, there is a lovely walking route nearby filled with beautiful views and greenery

## What you should know...

- While this villa sleeps a total of 8 guests, please note that 2 guests will be accommodated on a sofa bed. Please refer to the Features tab for full details.
- 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: A damage waiver is included in the rate to help you enjoy a peaceful stay. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of €1,000. Above €1,000 claims will be made to recoup the extra charges incurred to repair any damage.

- Arrival time: 4.00 p.m.

- Departure time: 10.00 a.m.

- Minimum stay: 4 nights.

- Changeover day: Flexible.

- Energy costs included?: Yes.

- Heating costs included?: Yes.

- Linen & towels included?: Yes.

- 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.

- Pets welcome?: On request only and with prior agreement with the owner.

- Smoking Allowed?: Outside only.

- Pool opening dates?: The pool is open approximately from mid-June 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.

- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.

- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required)

- 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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- Internet access?: Wi-Fi internet access included.

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