

# Villa Blue Waters

Region: Lake Maggiore **Sleeps: 10**

---

## Overview

Villa Blue Waters is an modern, welcoming home. Sitting within a large garden on the shore of Italy's much-loved Lake Maggiore and offering guests incredible views over the lake, this is the ideal place to stay for a memorable trip with your loved ones. Whether you wish to spend your time taking boat trips on the lake or you would like to drive to glamorous Milan for the day, you will have plenty to see and do here in this enchanting setting.

This stunning villa has recently been constructed and has everything you could possibly need for a relaxing escape. The living and dining space here is a vast, open-plan room with statement sofas gathered around a Smart TV where you can settle down to watch a film in the evenings. The doors to the space slide open to let the outdoors in, so you can dine gazing over at the garden on a balmy evening. In the next room, you will find a contemporary kitchen with a breakfast bar and all of the appliances and gadgets you will need for cooking up a delicious Italian feast or just brewing your morning coffee. During your stay, you can also choose to book a private chef if you do not fancy cooking or if you would like to indulge in a special meal with your party.

As night falls, you can choose one of the five bedrooms to rest your head. Each room here offers garden views and a double bed. The calming earthy colour palette and wooden accents make the rooms feel part of the surrounding landscape so you are sure to get a restful night's sleep. The rooms boast either an en-suite bathroom or access to one of three family bathrooms, each with an inviting walk-in shower.

Outdoors, the gorgeous living spaces continue as there are numerous covered terraces with comfy sofas and armchairs you can choose from, there is even a tucked away terrace down on the lake side where you can sip a cup of tea in peace. Outside there is also a private swimming pool, plenty of sun loungers and a sauna, you can also book massages to enjoy a spa experience at home. If you are feeling a little more active, there is a tennis court here, table tennis, a well-equipped gym and access to the lake for swimming or water sports.

Lake Maggiore is a delightful location for a family holiday, the expansive and beautiful lake is surrounded by lots of historic towns and villages for you to discover, including Ranco where the villa is set. In Ranco you can enjoy lake-side walks, take a dip in the lake or head out on a boat trip. In addition to the lake, there is also a historic centre here with ancient churches and narrow



streets filled with cafes and a number of traditional restaurants.

There are many more lake villages and towns you can visit with ease, such as Stresa which is 38km away by car or Verbania which is 27km away. You can also take boat trips to many of the lake villages, which is a lovely way to explore.

## Facilities

Villa/House • Private Pool • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • <1hr to Airport • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Tennis Court • Ground Floor Bed & Bath • Smart TV • Sauna/Steam • Gym/Fitness Room • Wine Cellar • Outdoor Games • Table Tennis • Working Fireplace/Woodburner • Heating • Cot(s) • Parking Space • Waterfront • Watersports • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Boat Trips

# Interior & Grounds

## Villa Interior

- Living and dining room with sliding doors on to garden, sofas, TV, sound system and two dining tables
- Fully fitted kitchen with island breakfast bar, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle, wine cellar and Nespresso machine
- Bedroom with double-sized bed and en-suite bathroom with shower, sink, bidet and WC
- 4 x bedrooms with double-sized beds
- 3 x bathrooms with shower, sink, bidet and WC

## Outside Grounds

- Private swimming pool
- Large lake-access garden with lawns and trees
- Furnished terrace on lake shore
- Tennis court
- Gym with fitness equipment
- Outdoor living spaces with sofas
- Poolside sun loungers and parasols
- Sauna
- Table tennis
- Wood fired pizza oven
- Outdoor shower
- Parking

## Facilities

- Wi-Fi
- Air conditioning
- Central heating
- Wood burner
- Smart TV with streaming services
- BOSE sound system
- Board games and books
- Iron and ironing board
- Hairdryers



## Location & Local Information

Villa Blue Waters is an amazing villa which enjoys an equally impressive location right on the shore of Northern Italy's Lake Maggiore. This dazzling lake, lined with numerous towns and villages, is Italy's second largest lake and even stretches in to Switzerland. While holidaying here you are able to spend time at the lake and the local towns and you can also visit Swiss towns like Locarno and spend the day shopping in the city of Milan.

When holiday on Lake Maggiore, you are perfectly-placed for getting in touch with nature and taking part in a wide range of sports and outdoor activities. The most obvious thing to do of course is to get out on to the vast lake on a boat ride or to try out some water sports such as wild swimming, kayaking or paddle boarding. There are also plenty of opportunities for cyclists and walkers around the lake too. If you would like to head out early one morning to discover the local area before everyone wakes up, a lovely walk is to follow the trails from Ranco to San Quirico Hill, this scenic walk through wooded paths and hillsides passes a 16th century church and offers wonderful views of the undulating landscape. If you would rather spend the day relaxing on a beach in the sun, there are countless beaches around the lake, including two which are under 1.5km away, these are named Spiaggia Canottieri and Spiaggia dei Caravalle.

The nearest amenities to the home can be found within walking distance, as the home is located in the lake-side village of Ranco. This picturesque village is a fantastic base for exploring the local natural environment as well as for those wishing to visit a number of the lake towns, either by car or by boat. Ranco is a charming place to stay and has a historic centre with a selection of shops, cafes and restaurants. One great restaurant which is well worth a visit is Il Sole di Ranco, this high-end eatery has a delicious à la carte menu brimming with locally sourced produce as well as a tasting menu which is paired with Lombardy wines. You can enjoy your meal as the sun sets over the lake. In the village you can also look around the historic churches and visit the popular Ogliari Transport Museum.

When you would like to see more of Lake Maggiore's towns and villages, you can reach plenty by car or you can use the ferry service to explore! Some towns you can visit include Baveno, Stresa and Verbania. Alternatively, you could drive in to Milan to see a different side of Northern Italy. The bustling city is 68km away, which is just over an hour's drive. This fast-paced city has the second largest population in all of Italy and is home to modern areas as well as stunning historic buildings. Milan is known for its fashion, art and culture, so you will find something for everyone in your group on a day trip.



## Local Amenities

Nearest Airport	<b>Milan Malpensa Airport (30 km)</b>
Nearest Airport 2	<b>Linate Airport (85 km)</b>
Nearest Train Station	<b>Sesto Calende Train Station (12 km)</b>
Nearest Village	<b>Ranco</b>
Nearest Beach	<b>Spiaggia Canottieri and Spiaggia dei Caravalle (Both in 10-20 min walk)</b>
Nearest Town	<b>Varese (27 km)</b>
Nearest Golf	<b>Golf Dei Laghi (11 km)</b>
Nearest Supermarket	<b>Penny (7 km)</b>
Nearest Tennis	<b>Within the property grounds</b>

## What we love

- This villa sits directly on the shore of Lake Maggiore, allowing guests unspoilt views of the lake and the surrounding hills.
- This elegant, modern home offers space to sleep up to 10 guests across 5 bedrooms.
- Outdoors, the home sits in a wonderful lake-view garden, from here you can access the lake directly, swim in the private pool or even play a game of tennis.
- Villa Blue Waters is located within the village of Ranco; this is the perfect setting for getting out on to the lake or wandering around the historic centre.

## What you should know...

- As the villa is located within a village, there are a few neighbouring houses. This setting would not suit those looking for total solitude.
- While staying here you can book a range of extras and services such as massages, a private chef, transportation, tennis and yoga classes.
- This home is set over one floor and has a number of bedrooms and bathrooms with step-free access so is suitable for the elderly or those who struggle with mobility, although there are a couple of steps at the entrance.

# Terms & Conditions

- Security deposit: €2500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 3.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Heating costs included?: Yes.
- End of stay cleaning included?: No. €550, payable locally. This is for a standard changeover clean. 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.
- Tax: Italian Visitors Tax is included.
- Changeover day: Flexible.
- Minimum stay: 5 nights. All other durations on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not allowed.
- Internet access?: Wi-Fi internet access included.
- 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.
- Pool opening dates?: 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.