

Villa Rododendro

Region: Lake Maggiore **Sleeps: 10**

Overview

In an enviable position facing Lake Maggiore, this beautiful and historic Italian villa is set in exquisite grounds with an Italian garden and private swimming pool, just a few steps away from restaurants, a marina, boat rental and a wonderful lakeside promenade.

On the western shores of Lake Maggiore, Villa Rododendro dates back to the early 1900s and has been expertly renovated over recent years to enhance its original style whilst the addition of contemporary features brings it into the 21st century. Once the home of a successful businessman, its restoration revealed intricate frescoes from bygone years and the villa's original beauty now shines through.

The impressive living room has been furnished with designer sofas alongside Smart TV, Bluetooth sound system and piano whilst the conservatory-style lounge with its coloured windows looks out to the palm trees and mountains. Admire the antique parquet flooring of the dining room before stepping into the modern kitchen with high end appliances and tableware.

On the upper two floors you will find six attractive bedrooms sleeping up to 10 guests alongside two bathrooms on each floor. Some have balconies, others views towards the garden and lake, all furnished elegantly alongside a blend of antique and modern décor. The grand terrace, reached via the first floor, is simply stunning with its traditional tiles, deckchairs and bistro table perfect for an aperitif in gorgeous surroundings.

Enjoy feasts with family and friends in the covered portico or set out shady lunches beneath the large evergreen tree beside the swimming pool and elegant terrace. There is ample space to play boccia and croquet or wander through the Italian garden with its roses, palms and citrus grove so typical of this region.

Heading out of your gated grounds, a few steps away is the lakeside promenade and pretty marina. There are restaurants a short stroll away and the neighbouring hotel (once the villa owner's factory) has a watersports centre with seasonal pedalo hire, kayaks and paddle boards. A little further along is a gorgeous beach with pebbled shores and the most idyllic outlook as you paddle or swim in the lake.



Boat rental can of course be arranged, a fantastic way to explore other lakeside towns across the western and eastern shores of Lake Maggiore. Embrace the charm of nearby Cannobio, especially on a Sunday morning when the market takes place, venture south to Verbania and Stresa or cross the lake to Luino on a Wednesday morning to experience its historic market dating back to the 16th century.

Heading north, look out for the jazz festival and summer concerts in Ascona and soak up the beauty of Switzerland's Locarno, only 24km away, before returning to your grand residence by the shores of one of Italy's most glorious lakes.

Facilities

Villa/House • Wow Factor • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Beach • Walk to Village • Walk to Restaurant • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Smart TV • Indoor Games • Heating • Cot(s) • High Chair(s) • Parking Space • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic • Boat Trips

Interior & Grounds

Villa Interiors (450m2)

Main Floor (via steps)

- Hallway
- Living room with fireplace, large TV (with surround sound system) and piano
- Conservatory-style winter living room
- Open-plan dining area
- Kitchen, fully-equipped including microwave, induction cooker, dishwasher and Nespresso machine,
- Guest WC

First Floor

- Suite bedroom with double bed, small balcony and small living room
- Bedroom with double bed and lake/garden view
- Bedroom with double bed and pool/garden view
- Large bathroom with walk-in shower, bidet, WC and balcony (bathroom accessed from above two double bedrooms)
- Small bathroom with shower, bidet and WC
- Terrace with chairs and parasols

Second Floor (sloping ceilings)

- Large bedroom with open lounge area
- Bedroom with double bed
- Bedroom with large single bed
- Large bathroom with free-standing bath tub, walk-in shower and WC
- Small bathroom with shower, bidet and WC

Basement

- Wine fridge (wines available to purchase)
- Laundry room with washing machine and dryer

Outside Grounds (3400m2)

- Swimming pool (9x4m, depth: 1.35m) open approximately May to October
- Poolside terrace with sun loungers and two parasols
- Large wooden table and bench
- Portico covered terrace (beneath the upper balcony)
- Gas barbecue
- Italian garden



- Parking (three cars)
- Gated grounds

Facilities

- Wi-Fi
- Fireplace (bioethanol)
- Smart TV (with Apple TV) and sound system
- Piano
- Bathrobes
- Board games
- Wine fridge
- Washing machine and dryer

Location & Local Information

In an enviable setting with stunning lake views, Villa Rododendro enjoys an amazing location by the western shores of Lake Maggiore in the Piedmont region of Italy, only 12km from the Italian and Switzerland border and around half an hour by car from Locarno.

Just step out of your beautiful grounds, cross the no-through road and you will find yourself strolling along the lakeside promenade overlooking the pretty marina. There are restaurants just a few steps away, a tennis club around 300m behind the villa and a small supermarket within a 10-minute walk. Following the lakeside path you will reach the village's cobbled lanes and old port in around 500m where there are more picture-perfect restaurants and shops.

In the other direction you can stroll to a lakeside beach with water-based activities (the watersports centre connected to the hotel next to the villa offers seasonal pedalo hire, kayaking and stand-up paddle boarding) and boat rental. The lakeside resort is known for its production of citrus fruits – lemons, tangerines, oranges and other unique fruit can be admired at the small yet charming park just beyond the beach.

There are many other wonderful places along Lake Maggiore to visit, some accessible by public ferries (check timetables in advance). Start off in the nearby town of Cannobio (7km) with its gorgeous lakeside promenade and bustling Sunday morning market alongside a wealth of picturesque café terraces and restaurants. Another superb market which dates back to the 16th century takes place in Luino on a Wednesday morning, just across the other side of Lake Maggiore. Its International Museum of Ceramic Design is also worth a visit.

Verbania (15km) is loved for its shopping as well as its idyllic setting and from Intra (14km) you can take the ferry service across to Laveno, Lombardy on the other side of the lake. Close to the picture-perfect lakeside town of Stresa (30km), the Borromean Islands can be toured by boat for a truly incredible experience.

Crossing the border into Switzerland, Ascona (23km) and Locarno (24km) are both a joy to explore with their lakeside positions, beautiful old architecture and cobbled lanes. Look out for Ascona's jazz festival and open-air concerts taking place in the summer, a great way to experience the vibrant ambience of the town.

Meanwhile, alongside seasonal watersports, boat rental and tennis, there is a choice of 9 and 18-hole golf courses within 30 to 40 minutes by car near



Verbania, Stresa, Ascona and in the mountains above the lake with the most fantastic views.

Local Amenities

Nearest Airport	Milan Malpensa Airport (80km)
Nearest Airport 2	Milan Linate Airport/Milan Bergamo Airport (134km/158km)
Nearest Train Station	Locarno (25km)
Nearest Village	In a lakeside village/resort (0km)
Nearest Restaurant	Along the lakeside or in the village (Short walk)
Nearest Supermarket	Carrefour Express (Within 500m)
Nearest Town	Cannobio/Locarno (7km/24km)
Nearest Beach	Lakeside beach (Within 500m)
Nearest Golf	Golf Continental Verbania - 9 hole (23km)
Nearest Tennis	Village tennis club (300m)

What we love

- This early 20th century Italian residence facing Lake Maggiore has been beautifully restored to its former glory, featuring an impressive blend of antique and modern décor
- With incredible lake views from many rooms, wander out of your glorious grounds and the lakeside promenade is a few steps away
- The gardens are exquisite whether strolling through the citrus grove and palm trees, playing croquet on the lawns or swimming in the gorgeous pool
- Walk by the lake towards nearby restaurants, pretty shops and the lakeside beach with summer watersports and boat rental
- Amazing places to visit nearby include beautiful Cannobio, the market town of Lunio and Switzerland's exquisite Locarno

What you should know...

- If you would like to arrange boat rental, please contact us in advance so this can be organised with our agency.
- 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: €2000 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. - 6.30 p.m.
- Departure time: 9.00 a.m. to 10.00 a.m.
- Energy costs included?: Yes. However, due to the increasing and uncertain energy costs, extra fees for energy usage may apply during your stay depending on the rates at the time.
- Heating costs included?: Yes. However, due to the increasing and uncertain energy costs, extra fees for energy usage may apply during your stay depending on the rates at the time.
- Linen & towels included?: Yes, including bathrobes.
- Pool 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.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- Pool opening dates?: The pool is open approximately May to October. 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.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: No.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: A cot and a highchair are available on request.
- Other Ts and Cs: Guests will be required to sign a copy of the agency's rental terms before the arrival.
- 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.