

# Casa Colonia

**Region:** Italian Lakes   **Sleeps:** 14

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## Overview

Casa Colonia is a charming 18th century villa in a superb location with breathtaking views of Lake Orta, a small, romantic lake in the northern part of Italy.

The villa is structured on three floors with completely equipped apartments that enjoy a large panoramic view of Lake Orta and the Island of San Giulio.

The residence offers three two-room apartments, a one-room apartment and a separate cottage. It can hold a total of 14 guests.



## Facilities

Maid Service Included • Weddings • Tennis Nearby • Watersports • Waterfront • Walk to Village • Rural Location • Cots (Cribs) • DVD • Chef/Cook Available • Wi-Fi/Internet • Modern • On-Site Concierge • Recommended • English speaking babysitter available • Slide • Mattress protector • Baby bath • Potty • Pushchair • Ideal for Teens • All Bedrooms En-Suite • Ideal for Parties • TV • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • High Chair(s) • Walking/Hiking Paths • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Smoking Allowed Inside

# Interior & Grounds

## Beds & Baths

Sleeps up to 12 adults + 2 Kids (7 bedrooms & 5 baths + 2 W.C)

Two one-room suites, one two-room suite, one studio and a separate cottage

Each of them has a fully equipped kitchenette, comfortable sitting room  
Satellite TV, Air conditioning or fans and heating throughout

## Living Space

Fully equipped kitchen (oven, refrigerator, microwave and dishwasher) with dining area

Spacious lounge with sofas and armchairs, a music system, satellite TV with home theatre

Computer area with Internet access (cable/WiFi) and printer

Private wine cellar

## Apartment 1

- 4 person
- 2 floors
- Beautiful garden and panoramic views of the lake and the Isle San Giulio
- Living room
- Double room with lake view
- Twin room
- WC
- Small laundry room
- Bathroom with shower
- Dining-room/kitchen
- Private garden with BBQ
- Deckchairs and beach umbrellas.

## Apartment 2

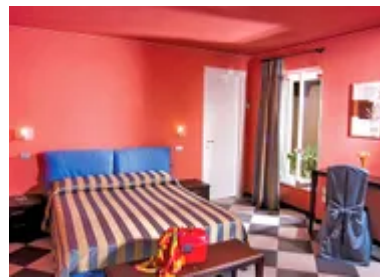
- 2 person
- Ground floor
- Terrace with wonderful panoramic views of the lake and the Isle San Giulio
- Living/dining room with original mosaic floor and hand painted ceiling
- Kitchen
- Double room
- Bathroom with shower
- Terrace with table, deckchairs and beach umbrellas

## Apartment 3

- 4 person
- First floor
- Balcony with fantastic views of the lake and the Isle San Giulio
- Living/dining room
- Kitchen
- Double room
- Twin room with bunk bed
- Bathroom with shower
- Loggia with table and chairs

## Apartment 4

- 4 person
- First floor
- Balcony with fantastic views of the lake and the Isle San Giulio
- Entrance from the loggia in the living/dining room



- Kitchen
- Double bedroom
- Twin room with bunk bed
- Bathroom with shower
- Loggia with arcade and granite stone columns
- Table and chairs

#### **Apartment 5**

- 2 person
- Attic room
- Balcony with superb view of the lake and the Isle San Giulio
- Air conditioning

#### **Outdoor Space**

Internal courtyard with fountain

- Large terrace with table and deckchairs and a splendid view over Lake Orta
- Lawn with BBQ
- Dining table and chairs with large umbrellas for outdoor meals

#### **Amenities**

- Satellite TV
- Wifi access
- Music system
- Heating
- Wine cellar
- Large garden
- Parking
- Barbecue
- Ipod dock

#### **Concierge**

Extra services can be arranged and will be paid by separate payment on arrival

- Car hire delivered to the villa
- Airport Transfers
- Private Staff: By prior arrangement we can organise a wide variety of staff including cooks, baby-sitting, beach arrangements
- Activities: We can organise and advise on pre booking of restaurants, wine tasting, cookery schools
- Shopping: Should you have particular requests for pre-stocking of food delivered to your villa for your arrival please let us know in advance

# Location & Local Information

The residence is located in Crabbia, a small and quiet village about 3.5 km from Orta San Giulio. It is the ideal base for interesting trips, outdoor pursuits and culture at any time of year.

## Local Activities:

Swimming:  
Beaches on the Lake Orta (1,5 km)  
Open air swimming pool, water skiing, boat rental (1,5 km)

Skiing:  
Motarrone (17 km)  
Ossola Valleys (50 km)  
Monte Rosa (65. km)

Trekking:  
Ossola Valleys, Monte Rosa (65 km), Toce Waterfalls (84 km), Natural Parks of Veglia, Devero and Val Grande (47 km)

Mountain Biking:  
Mottarone, Ossola Valleys

Fishing:  
Ponte Bria (8 km) and Nonio (12 km)

Riding:  
Miasino (6 km) and Inverio (12 km)

Golf:  
Fondotoce (17 km)

Tennis:  
Pettenasco (1,5 km)

Extra facilities:  
- Restaurant: 50 m  
- Pizzeria: 200 m  
- Grocer, pharmacy: 1.5 km  
- Automatic bank counter: 1.5 km  
- Newspapers, post : 1.5 km  
- Supermarkets: 6 km  
- Hospital: 6 km

## Local Amenities

Nearest Airport	Milano Malpensa (46-50 km)
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## What we love

- Fabulous views!
- The local towns & villages are utterly charming.
- Take a boat trip to visit the monastery on the island.
- Have bread and croissants delivered to you daily.

## What you should know...

- End of stay cleaning is €350.
- Heating (if required) is charged to expenditure.

# Terms & Conditions

- **Security deposit:** €800. This is paid prior to arrival and will be refunded in full after departure subject to damage inspection.
- **Arrival time:** 4.00 p.m. and 6.30 p.m.
- **Departure time:** 8.00 a.m. and 10.00 a.m.
- **Energy costs included?:** heating metered on consumption.
- **Linen & towels included?:** Included.
- **Pets welcome?:** Not allowed.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** € 450 to be paid by cash at the arrival.
- **Heating costs included?:** Yes
- **Tax:** Tourist tax : € 0.50 per person per night to be paid by cash at the arrival.

According to a new communal rule, the tourist tax is to be paid by cash at the arrival. This additional cost is: € 0.50 per person per night for the first 7 nights, € 0.25 thereafter (guests aged under 13 are exempt).