

# Villa Ermes

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

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## Overview

Villa Ermes is an elegant lakeside retreat located in Reno di Leggiono on the Lombardy shore of Lake Maggiore. Combining modern comfort with timeless Italian style, the villa offers an idyllic setting for relaxation and exploration. Perfectly positioned near the lake, it provides stunning views and direct access to the water.

The villa is spacious and thoughtfully designed, accommodating up to 14 guests across six beautifully furnished bedrooms and four bathrooms. The ground floor includes the living room, adjacent dining room and well-equipped kitchen. You will find five bedrooms on the first floor, a combination of double and twin rooms, including bunk beds. The second floor, accessed via a narrow staircase, is home to the last bedroom with two single beds and a bathroom.

The outdoor spaces are a highlight of Villa Ermes, with terraces - perfect for alfresco dining and beautifully landscaped gardens. Guests can relax on the spacious terrace or enjoy the direct lake access for swimming, kayaking, or paddleboarding.

Located in Leggiono, the villa is ideally situated for exploring the region. Nearby attractions include the famous Hermitage of Santa Caterina del Sasso, picturesque lakeside villages, and ferry connections to other towns on Lake Maggiore. With its luxurious features, ample space, and stunning location, Villa Ermes is the perfect destination for families or groups seeking an unforgettable Italian lakeside getaway.

## Facilities

Walking/Hiking Paths • Lakes and Mountains • Washing Machine • Villa • Beachfront • Cycling • Canoeing/Kayaking • Waterfront • Wi-Fi/Internet • Walk to Beach • TV • Beach Nearby • Quirky (Unique) • Walk to Village • Cots (Cribs) • Table Tennis • DVD • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • Tumble Dryer • Dishwasher • Satellite TV • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa (350m2)

### *Ground Floor*

- Living room with adjacent dining room
- Fully-equipped kitchen
- Access to terrace

### *First Floor*

- Bedroom with double bed, private terrace and ensuite bathroom with shower
- 2x bedrooms with double bed and terrace
- Bedroom with two single beds
- Bedroom with 2 sets of bunk beds (sleeps 4) for children
- 2x bathrooms with tub and overhead shower

### *Second Floor*

- Bedroom with 2 small single beds (80cm wide for children)
- Bathroom with shower

### *Outside Grounds*

- Private lawn (150m2)
- Barbecue
- Table tennis
- Lake access
- 4x parking

### **Additional Facilities**

- Wifi
- Place for boat
- Baby bed and high chair (on request)





# Location & Local Information

Villa Ermes is located in the picturesque town of Leggiuno, on the Lombardy shore of Lake Maggiore, offering an ideal base to explore the beauty of northern Italy. Nestled along the tranquil lakeside, the villa enjoys stunning views of the water and surrounding mountains, with direct lake access for swimming, kayaking, or paddleboarding. The peaceful setting provides a perfect escape while remaining conveniently close to nearby attractions.

The region is rich in cultural, natural, and culinary experiences. A short drive from the villa, the famous Hermitage of Santa Caterina del Sasso is a must-visit, perched dramatically on a cliff overlooking the lake. Explore charming lakeside villages, such as Laveno and Stresa, where you can stroll cobbled streets, enjoy local cuisine, and shop for unique souvenirs. From Laveno, take a cable car ride to the summit of Sasso del Ferro for breathtaking panoramic views of the lake and Alps.

Lake Maggiore's islands, including the Borromean Islands, are accessible via ferry and feature grand palaces, lush gardens, and historic sites. Outdoor enthusiasts will enjoy hiking and cycling trails in the surrounding hills, as well as opportunities for sailing and water sports. For a taste of urban life, the vibrant city of Milan is an hour away, offering world-class shopping, dining, and cultural attractions.

With its prime location and wealth of activities, Villa Ermes allows guests to experience the best of Lake Maggiore and the enchanting Lombardy region.

## Local Amenities

|                       |   |
|-----------------------|---|
| Nearest Airport       | Milano Malpensa Airport (56.2km)            |
| Nearest Airport 2     | Il Caravaggio International Airport (121km) |
| Nearest Bar/Pub       | Leggiuno (2km)                              |
| Nearest Beach         | Reno's Beach (2km)                          |
| Nearest City          | Milan (78km)                                |
| Nearest Restaurant    | Ristorante La Vecchia Fontana (1km)         |
| Nearest Town          | Leggiuno (2km)                              |
| Nearest Train Station | Gemonio (9km)                               |



## What we love

- Designed by a famous Italian architect in 1958, this villa is full of character with curved walls and large windows a stone's throw from the the shore.
- The villa features six bedrooms, multiple double and twin bedrooms, and some bunk bedrooms, which are perfect for the kids!
- Situated on the Lombardy shore of Lake Maggiore, the villa boasts stunning panoramic lake views and easy access to water activities like swimming, kayaking, and paddleboarding.

## What you should know...

- While the villa offers direct lake access, the shoreline may not be suitable for very young children without supervision. Similarly, the layout of this property includes many steps and slopes, which may not be suitable for small children or those with mobility issues.
- The lake access and the size of the beach depend on the changing altitude of the water; it is not regularly cleaned, so debris will wash ashore; however, swimming in the lake is possible.
- A car is essential for exploring nearby towns, attractions, and amenities, as the property is quiet and secluded.
- Some local attractions and activities, such as ferry services or guided tours, may have limited schedules during the off-season.

# Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m to 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** No. Included in the extra cleaning charge of €400 per stay, payable locally. (Obligatory)
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. 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. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €400 per stay, payable locally. This is for a standard changeover clean, bed linen and bathroom towels (obligatory). 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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra €50 per day (seasonal), payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Property Licence Number:** CIR: 012088-CNI-00018 CIN: IT012088C2OT3I4LF2