

# Villa Teobaldi

**Region:** Italian Lakes **Sleeps:** 12

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## Overview

Villa Teobaldi is an eye-catching villa in Dormelletto, Lake Maggiore, offering a luxurious retreat surrounded by natural beauty. Designed in a unique airplane shape, this stylish white villa spans a spacious 700 m<sup>2</sup> and accommodates up to 12 guests in six well-appointed bedrooms.

The villa's layout is thoughtfully designed on a single floor for convenience. The central circular section houses a bright and airy living area with couches, a TV lounge with an open fireplace, a dining area, a fully equipped kitchen with a large wooden table, and a bathroom with a shower. Each of the two wings features a master bedroom with an ensuite bathroom, a mix of double and twin bedrooms, and additional bathrooms with tubs.

The outdoor space is equally impressive, with a large covered terrace perfect for al fresco dining, a meticulously maintained garden with stunning lake views, and a private swimming pool (11 x 5m) surrounded by a wooden deck with sunbeds and parasols. The villa sits within a 40,000 m<sup>2</sup> private park adjacent to the peaceful Parco Naturale Lagoni di Mercurago, ideal for scenic walks and relaxation.

Located just 500 meters from Dormelletto's village centre, the villa is 4 km from Arona, a vibrant town with a lakeside promenade, shops, and restaurants. It's an excellent base for exploring Lake Maggiore's attractions, including Stresa, the Borromeo Islands, and even Milan, accessible via nearby train connections.

## Facilities

Villa • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Private Pool • Chef/Cook Available • Special Offer • Has Discount • Quirky (Unique) • Ideal for Teens • Cots (Cribs) • Maid Service Available • Pets on Request • Ground Floor Bed & Bath • <1hr to Airport • Wheelchair Access • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Lakes and Mountains • Rural Location • Washing Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • DVD • Dishwasher • Satellite TV • Working Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Catering Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## The Villa (700m2)

### *Circular Section*

- Spacious living room with couches and access to terrace
- Sitting lounge with TV and open fireplace
- Dining area
- Kitchen with large wooden table
- Bathroom with shower

### *Wings*

- 2x master bedroom with double bed and ensuite bathroom with tub
- Bedroom with 2 single beds
- Bedroom with double bed
- Bathroom with tub

### *Outside Grounds*

- Set within a large private park (40000m2)
- Garden (1000m2)
- Swimming pool (11 x 5m)
- 2x covered parking space

### **Additional Facilities**

- Wifi
- Stereo
- Baby bed and high chair (on request)



## Location & Local Information

Villa Teobaldi enjoys an exceptional location in Dormelletto, nestled on the southern shores of Lake Maggiore. Surrounded by the tranquillity of a private park and the protected Parco Naturale Lagoni di Mercurago, it's an ideal spot for nature lovers seeking peaceful walks and picturesque scenery. The villa is just 500 meters from Dormelletto's village centre, where you can find a bar and a small grocery store for your convenience.

A short 4 km drive takes you to Arona, a lively lakeside town known for its charming promenade, boutique shops, and excellent restaurants. Arona also offers ferry connections, making it easy to explore Lake Maggiore's stunning attractions, including the enchanting Borromeo Islands and nearby Stresa, one of the lake's most famous resorts, just 20 km away.

For outdoor enthusiasts, the surrounding area provides hiking, cycling, and watersports opportunities. The railway station in Arona also offers convenient access to Milan, perfect for a cultural day trip to this vibrant city. Whether you're looking to relax in nature, explore the lake's iconic landmarks, or enjoy the rich culture of the region, Villa Teobaldi's location offers something for everyone.

## Local Amenities

Nearest Airport	<b>Milano Malpensa Airport</b> (42 km)
Nearest Town	<b>Dormelletto</b> (700 m)
Nearest City	<b>Milan</b> (63 km)
Nearest Train Station	<b>Dormelletto Paese</b> (800 m)
Nearest Restaurant	<b>Dormelletto</b> (700 m)
Nearest Bar/Pub	<b>Dormelletto</b> (700 m)
Nearest Supermarket	<b>Esselunga Superstore</b> (3 km)
Nearest Beach	<b>Cicognola beach</b> (6 km)



## What we love

- A unique and spacious 6-bedroom villa with a private pool, large garden, and stunning lake views, offering plenty of space for families and groups.
- Located within a private park with access to Parco Naturale Lagoni di Mercurago, ideal for nature walks and peaceful retreats.
- Conveniently situated 500 meters from Dormelletto's village centre and just 4 km from Arona, offering easy access to shops, restaurants, and ferry connections on Lake Maggiore.

## What you should know...

- The villa is designed with an open-plan layout, which may not be suitable for families with very young children who need more enclosed spaces.
- Although the property is peaceful, it is located on a hillside, which may require guests to navigate some steps or slopes when accessing certain areas.
- The nearest large town, Arona, is a short drive away, so having a car is recommended for exploring the area and accessing shops and restaurants.

# 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?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **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?:** 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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra €1,5 per kg based on consumption, 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.
- **Pool opening dates?:** The pool is open from mid-May to late 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.