

# Villa Brezza

**Region:** Italian Lakes   **Sleeps:** 9

## Overview

Villa Brezza is a stylish private retreat perched high above Arona, offering spectacular views over Lake Maggiore. Designed with comfort and elegance in mind, this 300 m² villa provides a serene setting for up to nine guests across five beautifully appointed bedrooms.

Inside, the villa's bright and inviting interiors blend modern design with warm, homely touches. The main floor features a spacious dining area with large windows that open to the garden, and a cosy living room centred around a fireplace, perfect for relaxed evenings. The fully equipped kitchen makes it easy to prepare meals, while the terrace invites guests to dine alfresco against the breathtaking backdrop of the lake. Upstairs, five air-conditioned bedrooms provide restful spaces, including two double rooms with stunning lake views and a charming family suite.

Outdoors, Villa Brezza's garden offers a haven of tranquillity, complete with a soft lawn, sun loungers, and uninterrupted views of Lake Maggiore's shimmering waters. It's an idyllic place to unwind, soak up the scenery, and enjoy the timeless beauty of northern Italy.

## Facilities

BBQ • Lakes and Mountains • Wi-Fi/Internet • Golf Nearby • Air-Con • Washing Machine • Wine Tasting • Villa • Boat Trips • Historical Sites • Canoeing/Kayaking • Watersports • Walking/Hiking Paths • Chef/Cook Available • New Villas 2025 • Maid Service Available • Cots (Cribs) • Beach Nearby • Pre-Stocked Fridge Available • Spa Treatments Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Smart TV • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages





# Interior & Grounds

## Villa Interiors

### First floor

- Living room with fireplace
- Fully equipped kitchen with dishwasher
- Bathroom with shower

### Second floor

- Bedroom with single bed
- Bathroom with bathtub
- Bedroom with two single beds
- Bathroom with a shower
- 3 x bedrooms with double beds

## Outside Grounds

- Garden
- Sun loungers
- Barbecue
- Parking

## Facilities

- WiFi
- Air conditioning
- Heating
- Smart TV
- Washing machine
- Fireplace



# Location & Local Information

Perched on a hill beside the beautiful Parco della Rocca, Villa Brezza enjoys a privileged position overlooking the town of Arona and the shimmering waters of Lake Maggiore. Surrounded by greenery yet just a short stroll from the vibrant lakefront, it offers the perfect balance between relaxation and adventure. The park next door is ideal for morning walks or sunset strolls, with scenic views that capture the beauty of northern Italy.

A pleasant 1-kilometre walk downhill brings you to the charming lakeside town of Arona, where cobbled streets, boutique shops, and inviting restaurants line the promenade. From here, ferries glide across the lake, taking you to explore the picturesque villages and islands that make Lake Maggiore so enchanting.

For day trips, the options are endless. Visit elegant Stresa, just 17 kilometres away, and discover the famed Borromeo Islands with their ornate palaces and lush gardens. Explore the romantic shores of nearby Lake Orta, tour the renowned Piedmont vineyards, or tee off at one of several local golf courses. Whether you seek culture, cuisine, or pure natural beauty, Villa Brezza's location offers it all.

## Local Amenities

Nearest Airport	Milan Malpensa Airport (28km)
Nearest Airport 2	Milan Linate Airport (84km)
Nearest Airport 3	Milan Bergamo Airport (109km)
Nearest Bar/Pub	Arona (1km)
Nearest Beach	Spiaggia delle Rocchette (1km)
Nearest City	Milan (64km)
Nearest Ferry Port	Arona (1.5km)
Nearest Golf	Golf Des Iles Borromees (20km)
Nearest Restaurant	Arona 1km
Nearest Supermarket	Arona (1km)



Nearest Train Station	<b>Arona</b> (1.5km)
Nearest Village	<b>Arona</b> (1km)

## What we love

- Perched high above Arona, Villa Brezza offers breathtaking panoramic views over Lake Maggiore, best enjoyed from the terrace or the garden.
- Enjoy alfresco dining on the terrace, unwind in the cosy living room by the fireplace, or relax in the private garden surrounded by nature.
- Just 1 km from the lakeside town of Arona, with its promenade, shops, restaurants, and ferry connections to explore Lake Maggiore's charming villages and islands.

## What you should know...

- Guests should note that Villa Brezza is located at the end of a road that continues as a walking path leading to the public park "Parco della Rocca Borromea di Arona". The path passes below the property and is occasionally used by people heading to the park to enjoy nature and the panoramic views of Lake Maggiore.
- We recommend hiring a car to explore this beautiful area.
- Please note that this villa has no swimming pool.

# Terms & Conditions

- **Security deposit:** €1000 paid in cash to the owner upon arrival and refunded after departure, subject to full security inspection.
- **Arrival time:** 4.00 p.m. - 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. Early departures may be subject to an extra cost.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Bed linen and bathroom towels are at an extra cost of €135.
- **Pets welcome?:** One pet is allowed on request only and with prior agreement with the owner. If accepted, a pet supplement of €10 per pet per day will apply (payable locally).
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Not included. €300 per week, 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.
- **Smoking Allowed?:** Outside only.
- **Other 2:** Please note home security devices may be installed at the villa, please enquire for further information.
- **Other 3:** 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.
- **Minimum stay:** 7 nights during peak season. 4 nights during all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.