Villa Marconi

Region: Italian Lakes **Sleeps:** 13

Overview

Villa Marconi has a fantastic location close to the charming village of Baveno on the shores of Lake Maggiore. The village holds a brilliant spot, next to the popular town of Stresa with fabulous views over the Borromean islands. The villa has a slightly elevated position helping guests to enjoy gorgeous panoramic views which they can enjoy from the comfort of the private swimming pool.

The villa has been recently modernised and combines luxurious furnishings and a range of mod-cons including 3D TV, Apple TV and Wi-Fi throughout the property. It can comfortably accommodate up to a maximum of thirteen guests across five spacious bedrooms set out over three levels. On the ground floor entrance level is the impressive living room which boasts a marble fireplace and grand piano, the perfect entertaining space for a family get-together. Also on this level is the professional kitchen which comes complete with all necessary facilities and amenities, a dining room and the first of the double bedrooms which boasts en-suite bathroom. Upstairs, on the first floor is a family room with double bed and additional single bed as well as three double rooms, each with en-suite bathroom. Heading back downstairs, on the lower ground floor is a fitness and wellness area comprising of a gym, jacuzzi and Turkish bath, there is also a play room, fantastic for keeping the little ones occupied!

The villa is situated within a large private park of (20.000m²) which helps to give guests a sense of privacy and exclusivity while still only being a short distance from helpful amenities. The beautiful garden is the perfect place to spend a lazy day relaxing with a good book while soaking up the sunny, tranquil surroundings and impressive lake views, end the day by cooling off with a dip in the large private pool.









Facilities

Working Fireplace/Woodburner • Ideal for Kids • Private Pool • <1hr to Airport • Villa • Air-Con • Wellness • Chef/Cook Available • Cots (Cribs) • Ideal for Teens • Pets on Request • Has Discount • Has Offer • Special Offer • Maid Service Available • All Bedrooms En-Suite • Ground Floor Bed & Bath • Modern • Parking Space • Wi-Fi/Internet • Seaview • Lakes and Mountains • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Spa/Massage • Pool/Snooker • Table Tennis • Games Room • Indoor Games • DVD • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Safety Deposit Box • Smart TV • Satellite TV • Table Football • Home Cinema • Heating • Pre-Stocked Fridge Available • Spa Treatments Available • Board games • Xbox/Playstation/Wii • Playground • Badminton • Ideal for Babies & Toddlers • Basketball net • Pushchair • Bottle warmer • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa (600m²)

Ground Floor

- Living room with marble fireplace, sofas, grand piano, bar, cosy lounge with TV and access to large covered patio area
- TV room with double sofa bed (available on request) and a bathroom with shower
- Kitchen (professional stainless steel with all facilities)
- Dining room with dining facilities for up to 12 guests

First Floor

- 4 x bedrooms with double bed and en-suite bathroom with shower
- Bedroom with double bed and sofa bed (available on request) with bathroom with shower and WC

Lower Ground Floor

- Fitness and wellness area
- Gym with gym equipment
- Jacuzzi
- Turkish bath
- Bathroom with shower, WC and washbasin
- Play area with car track carpet, rocking horse and assortment of toys
- Cinema projector screen

Outside Grounds

- Private swimming pool (12 x 5 m)
- Gardens (20,000 m²)
- Sun loungers & parasols
- Covered terrace
- Dining facilities

Additional Facilities
- Wi-Fi
- Air conditioning
- Apple TV
- Changing table with bathtub
- Bose Bluetooth speaker
- Billiards table









Location & Local Information

Lake Maggiore is the second largest lake in Italy, situated in the North-west and crossing the border into Switzerland. It's mild microclimate makes it an ever popular year round destination and with plenty to see, do and explore it makes a fantastic choice for a family-friendly Italian lakes holiday! Villa Marconi is located just 1km from the centre of the lakeside village of Baveno which has plenty of restaurants and cafes. It is also is ideally located just 4km away from Stresa, one of the main tourist resorts on the lake, it holds an ideal position overlooking the three Borromean Islands (Isola Bella, Isola Madre and Isola Pescatori) In Stresa, visitors will find a wide range of shops, bars and restaurants, while exciting Milan is just an hour and a half away by train.

Local Amenities

Nearest Airport	**Milan Malpensa (55km)**
Nearest Town/City	**Stresa (4km)**
Nearest Village	**Baveno (2km)**
Nearest Shop	**Baveno (1km)**
Nearest Restaurant	**Campino (2km)**
Nearest Bar/Pub	**Campino (2km)**
Nearest Ferry Port	**Baveno (2km)**
Nearest Train Station	**Baveno (1km)**
Nearest Beach	**Lido Beach club Baveno (2km)**
Nearest Airport 2	**Linate (111km)**









Nearest Airport 3	**Milan Bergamo Orio al Serio (135km)**

What we love

- The villa has been beautifully furnished, guests really will feel like they're staying in luxury, there is even a grand piano in the living room!
- The large garden area is the perfect spot from which to enjoy the wonderful panoramic views over the lake.
- There are plenty of activities to keep the whole family busy including the pool, fitness and wellness area, play area, assortment of board games, table tennis and table football!

What you should know...

- While the villa is very close to Baveno, we recommend using a car to reach the amenities due to the winding roads and lack of pavements.
- When minimum occupancy is booked, certain rooms may not be accessible (subject to owner's discretion) - best to enquire with us beforehand.
- A room with sofa bed is available at an additional price as a 6th bedroom as well as another sofa bed in a double bedroom on the first floor - please enquire.
- The pool is not fenced, so children should be supervised when outdoors.

Terms & Conditions

- **Security deposit:** €2000 paid via bank transfer to the owner upon arrival and refunded two weeks 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?:** One pet is allowed on request only and with prior agreement with the owner. If accepted, a pet supplement of €15 per day will apply (payable locally).

- **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.
 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:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** No.Payable locally on consumption. Preheating for a few days might be necessary. Please enquire for further details.

- **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.

- **Pool opening dates?:** The pool is open approximately mid-May to end-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.