Villa San Giovanni

Region: Italian Lakes **Sleeps:** 18

Overview

Villa San Giovanni is in a much-desired location close to the town of Pallanza, which holds a wonderful position on the shores of Lake Maggiore, the second-largest lake in Italy. The villa is slightly elevated, giving it fabulous views over the lake. It boasts extensive gardens at any property by Lake Maggiore, set in 15,000m² of beautifully maintained grounds.

The prestigious villa boasts traditional interiors with period and antique furnishings, yet has all the necessary modern amenities for a more than comfortable stay. It has high ceilings and beautiful parquet oak flooring, giving guests a real sense of exclusivity. Villa San Giovanni can accommodate up to eighteen guests, making it the perfect base for a special family celebration or gathering; in the lower season, just the first floor will be opened, sleeping up to nine guests for a reduced price.

The main living accommodation on the ground floor includes living and dining rooms, a games room and a fully-equipped kitchen. Upstairs, the first floor is surrounded by a large balcony from which the beautiful lake views can be enjoyed. There is a central living room with the bedrooms arranged around it. On this level are four bedrooms, a combination of doubles and twins, three boast en-suite bathrooms and a family bathroom. On the second floor are a further four bedrooms and three family bathrooms.

The outside space features gardens gently sloping down over different levels and terraces towards the lake. There are plenty of fabulous spots for picnics or al fresco dining while sampling a range of local delicacies. The large private pool is the perfect spot to soak up the surroundings, and due to its south-facing position, you can enjoy the sun all day long!









Facilities

Walk to Village • <1hr to Airport • Private Pool • Working Fireplace/Woodburner • Ideal for Kids • Chateaux & Castles • Cots (Cribs) • Ideal for Teens • Has Discount • Has Offer • Special Offer • Pets on Request • Heritage Collection • Walk to Restaurant • Wi-Fi/Internet • Waterfront • Lakes and Mountains • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Lift • Games Room • Indoor Games • Dishwasher • Satellite TV • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

1) 18 guests = 9 bedrooms (entire villa)

2) 9 guests = 4 bedrooms (1st floor only)

The Villa

Ground Floor

- Living room with fireplace
- Dining room with dining facilities for 16
- Kitchen with oven, hob, fridge/freezer, and access to terrace and barbecue area
- Games room with billiards
- Cloakroom with WC

First Floor

- Surrounded by a balcony with beautiful views
- Central sitting room with TV
- Family room with double bed, additional single bed and en-suite bathroom with bath, shower, WC and washbasin
- Bedroom with double bed and en-suite bathroom with bath, shower, WC and washbasin
- Bedroom with double bed
- Bedroom with twin beds
- Bathroom with bath, shower, WC and washbasin

Second Floor

- Bedroom with double bed and access to adjoining room with single bed
- 2 x bathrooms with shower, WC and washbasin
- Family room with double bed and additional single bed
- Two bedrooms with double bed
- 2 x bathroom with bath, WC and washbasin
- Bedroom with single bed

Outside Grounds

- Private swimming pool (16m x 8m; depth: 1m to 2.5m). Open approximately May to end-September
- Sun loungers & parasols
- Huge private grounds
- Terraces
- Al-fresco dining
- Barbecue
- Car parking

Additional Facilities

- Wi-Fi
- Satellite TV
- Billiards table









Location & Local Information

There's something magical about the lakes of northern Italy bordering Switzerland - the snow-capped mountains, elegant villas, charming villages and narrow glacial lakes, all of which make for a camera-ready scene of eye-popping beauty.

And Lake Maggiore, Italy's second largest lake, is no exception. Sleepy cobblestone villages, exceptional flowers, views over glittering waters, ethereal islands and the odd castle - it's no wonder such illustrious visitors as Byron, Shelley and Hemingway graced its very shores.

When the Simplon Pass train from Switzerland, one of the Alps most beautiful crossings opened, it meant easier access to this beautiful lake. And many visited for all its beauty, including its little islands located on the western arm of this stunning stretch of water: the tiny Isola Bella - a place of decadent parties for the nobility of Europe; Isola dei Pescatori with its population of just 50 people and a number of fabulous fish restaurants; Isola Madre featuring the most beautiful botanical flowers. The Borromean Islands are well worth a visit.
Inland, explore the pretty town of Stresa situated below the majestic peak of Mottarone and enjoy its many cafes, restaurants and bars - especially the ones with views out to the Borromean islands.

Why not take a cable car up Mottarone for a truly spectacular view across the Alps? Amble around the town of Verbania or Cannobio's lakefront piazza with its ancient buildings. Then there's picturesque Maccagno and Luino with its famous market - amongst many more on this enchanting lake that will quite literally take your breath away.









Local Amenities

Nearest Airport	**Milan Malpensa (67km)**
Nearest Airport	**Bergamo Orio al Serio Airport (150km)**

Nearest Village	**Pallanza Verbania (2km)**
Nearest Town/City	**Varese (80km)**
Nearest Restaurant	**Pallanza (2km)**
Nearest Supermarket	**Lidl (2km)**
Nearest Beach	**Spiaggia di Suna (2km)**

What we love

- Get lost exploring the huge private gardens or choose to soak up the surroundings from your private pool while enjoying the impressive views over Lake Maggiore.
- Enjoy a meal on the water at Ristorante Milano, it offers wonderful authentic Italian food in an idyllic location, being stood on stilts on the water with three glass sides offering views over Pallanza's harbour.
- Visit the colourful botanic gardens of Villa Taranto, a beautiful way to spend a day and just a five minute car journey from the villa.

What you should know...

- Take care when using the garden steps in the evening and perhaps if necessary bring a torch due to a lack of lighting.
- The friendly and discreet house keepers live in a cottage at the end of the garden. The housekeepers have a dog, please bear this in mind if you are bringing your own dog.
- Please note that the property is available for 9 and 18 people, prices vary and restrictions apply.

Terms & Conditions

- **Security deposit:** €2000 paid via bank transfer to the owner one month before 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?:** On request only and with prior agreement with the owner. If accepted a pet supplement of €10 per pet per day will apply (maximum 2 pets), payable locally.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
 Bookings for 9 guests will have access to the ground and first floors only. See 'Features' tab for further details.
 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:** 4-7 nights. All other durations on request.

- **Heating costs included?:** Extra €80 per day (seasonal), payable locally in cash. Subject to change, exact amount to be given at the time of your stay. Please enquire for further details.

- **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 towels included?:** Yes.

- **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.