Villa Sempione

Region: Italian Lakes **Sleeps:** 10

Overview

Villa Sempione holds a fabulous lakefront position, set within a large park in a private paradise where complete privacy and tranquillity are guaranteed. The villa lies halfway between Arona and Stresa and close to the village of Belgirate so while you will feel a million miles from hectic everyday life, helpful amenities are never far away.

The warm and homely accommodation is set out on one level over a main villa and an independent guest cottage located just across the pool, sleeping up to a maximum of ten guests. In the main villa, the living accommodation comprises a sitting area, dining room, and fully equipped fitted kitchen with all necessary amenities. Also in the main building area, three double bedrooms and one twin, each boasting en-suite bathroom facilities.

There is an upstairs loft area which boasts a billiard table, electronic piano and an assortment of games. In the guest cottage is a handy kitchenette, a twin bedroom and bathroom, this area would be perfect two members of the group looking for a little more privacy, for example the grandparents.

The outside space is truly magnificent, with direct access to the lake. The villa even boasts helicopter, motor, and sailing boats, which are perfect for exploring the beautiful lake from your back garden! The large private pool is perfect for soaking up the sunshine and tranquil surroundings. A range of activities will keep the whole family entertained, these include a private 9-hole golf course and a full-size tennis court! The covered dining terrace is the perfect spot to unwind with your loved ones and dine al fresco on a feast made up of local delicacies after a long day of exploring Lake Maggiore.









Facilities

EV Charger • Tennis Court • Golf Nearby • Air-Con • <1hr to Airport • Walk to Village • Ideal for Kids • Private Pool • Working Fireplace/Woodburner • Golf Villa • Has Offer • Has Discount • Wow Factor • Ideal for Teens • Chef/Cook Available • Cots (Cribs) • Special Offer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Modern • Walk to Restaurant • Wi-Fi/Internet • Waterfront • Lakes and Mountains • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Games Room • Indoor Games • DVD • Bicycles Provided • Gym/Fitness Room • Safety Deposit Box • Satellite TV • Outdoor Games • Heating • Ideal for Babies & Toddlers • Pushchair • High Chair(s)

Interior & Grounds

1) 10 guests = Villa + Independent Guest Cottage
2) 8 guests = Villa only

The Villa

Located in a peaceful area, Villa Sempione is a luxurious property which boasts 5 bedrooms and 5 bathrooms in the main house and the annexe. It can accommodate up to 10 people.

Main House

- Living room with antique fireplace, TV, DVD
- Dining room with dining facilities and access to terrace
- Kitchen with oven, hob, microwave, dishwasher, fridge/freezer and dining facilities
- Three bedroom with double bed and en-suite bathroom with shower, WC and washbasin
- Bedroom with twin single beds and en-suite bathroom with shower, WC and washbasin
- Loft area with billiard table, electronic piano and assortment of games

Independent Guest Cottage

- Kitchenette
- Bedroom with twin singles
- Bathroom with shower, WC and washbasin

Outside Grounds

- Private swimming pool
- Tennis court with racket and balls
- 9-hole golf course
- Covered dining facilities
- Sun loungers
- Gardens with direct lake access

Facilities
- Hairdryer
- Washing machine
- Iron & board
- Motor boat (40Hp) without need for licence (fuel not included)
- Dinghy sailing boat
- Canoes
- EV Car charger (may be subject to extra consumption costs)









Location & Local Information

Northern Italy's Lake Maggiore is a magical destination of snow-capped mountains, elegant villas, and glacial waters that border Switzerland. As Italy's second-largest lake, it offers stunning scenery and timeless charm that once captivated Byron, Shelley, and Hemingway.

Easily accessible via the Simplon Pass train, Lake Maggiore's western arm is home to the enchanting Borromean Islands. Visit Isola Bella with its grand palace, Isola dei Pescatori with excellent fish restaurants, and Isola Madre, renowned for its botanical gardens.

The lakeside town of Stresa, nestled below Mount Mottarone, features cafes, restaurants, and bars with panoramic island views. Take the cable car to Mottarone's summit for breathtaking vistas over the Alps and surrounding lakes.

Charming towns dot the shoreline: Verbania, Cannobio with its historic piazza, Maccagno, and Luino, known for its vibrant market. These picturesque spots offer relaxing strolls, cultural treasures, and scenic beauty.

Lake Maggiore combines natural splendour with a rich cultural legacy—perfect for leisurely exploration, island hopping, or lakeside dining.

Local Amenities

Nearest Airport	**Milan Malpensa (50 km)**
Nearest Airport	**Il Caravaggio International Airport (115 km)**
Nearest Beach	**Spiaggia dell' Erno (2 km)**
Nearest City	**Milan (74 km)**
Nearest Restaurant	**Lesa (1 km)**









Nearest Supermarket	**Supermarkets & Shops (1 km)**
Nearest Town	**Lesa (2 km)**
Nearest Train Station	**Lesa (2 km)**
Nearest Village	**Lesa (1 km)**

What we love

- Unbeatable location right on the shores of Lake Maggiore with direct lake access and your very own motor boat is included in the rental price!
- Both bicycles and canoes are available to use at the property and are fantastic family-friendly outdoor fun, whether you prefer to explore the beautiful area on land or water!
- Arrive in style: the villa operates a helicopter service on demand - it's only 15 minutes from the airport to the villa for up to 4pax (hand luggage only) with champagne on arrival at €900.

What you should know...

- The accommodation is set out over one level and across a main villa and guest cottage which might not suit everybody.
- The owners, who have a lovely dog, live in a separate property on the same estate. They are on hand should you have any questions or need local advice and information, while fully respecting your privacy.
- When minimum occupancy is booked, certain rooms may not be accessible (subject to owner's discretion) - best to enquire with us beforehand.

Terms & Conditions

- **Security deposit:** €1500 paid in cash to the owner upon arrival and refunded upon 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, including mid-week towels change.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **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?:** Extra €40 per day, payable locally.

- **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 towels included?:** Yes, including mid-week change.

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