

# Villa Rododendro

**Region:** Italian Lakes **Sleeps:** 10

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## Overview

In an enviable position facing Lake Maggiore, this beautiful and historic Italian villa is set in exquisite grounds with an Italian garden and private swimming pool, just a few steps away from restaurants, a marina, boat rental and a wonderful lakeside promenade.

On the western shores of Lake Maggiore, Villa Rododendro dates back to the early 1900s and has been expertly renovated over recent years to enhance its original style whilst the addition of contemporary features brings it into the 21st century.

The impressive living room has been furnished with designer sofas, a Smart TV, a Bluetooth sound system, and a piano. The conservatory-style lounge, with its coloured windows, looks out to the palm trees and mountains. Admire the antique parquet flooring of the dining room before stepping into the modern kitchen.

On the upper two floors, you will find six bedrooms that accommodate up to 10 guests and two bathrooms on each floor. Some have balconies, and others have views towards the garden and lake. The grand terrace, reached via the first floor, is simply stunning with its traditional tiles and deckchairs, perfect for an aperitif in gorgeous surroundings.

Enjoy feasts with family and friends in the covered portico or set out shady lunches beneath the large evergreen tree beside the swimming pool and elegant terrace.

Heading out of your gated grounds, the lakeside promenade and pretty marina are a few steps away. There are restaurants a short stroll away, and the neighbouring hotel (once the villa owner's factory) has a watersports centre with seasonal pedalo hire, kayaks and paddle



boards. A little further along is a gorgeous beach with pebbled shores and the most idyllic outlook as you paddle or swim in the lake.

## Facilities

Fishing • Villa • Boat Trips • Cycling • Historical Sites • Canoeing/Kayaking • Watersports • Walking/Hiking Paths • Walk to Village • Romantic • Ideal for Kids • Wine Tasting • Private Pool • Special Offer • Cots (Cribs) • Has Discount • Ideal for Teens • Walk to Beach • Beach Nearby • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Lakes and Mountains • Washing Machine • Coffee Machine • Outstanding Landscapes • Tourist Towns & Villages • Indoor Games • Tumble Dryer • Dishwasher • Smart TV • Working Fireplace/Woodburner • Heating • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interiors (450m<sup>2</sup>)

### Main Floor (via steps)

- Hallway
- Living room with fireplace, large TV (with surround sound system) and piano
- Conservatory-style winter living room
- Open-plan dining area
- Fully-equipped kitchen
- Guest WC

### First Floor

- Suite bedroom with double bed, small balcony and small living room
- Bedroom with double bed and lake/garden view
- Bedroom with double bed and pool/garden view
- Large bathroom with walk-in shower, bidet, WC and balcony (bathroom accessed from above two double bedrooms)
- Small bathroom with shower, bidet and WC
- Terrace with chairs and parasols

### Second Floor (sloping ceilings)

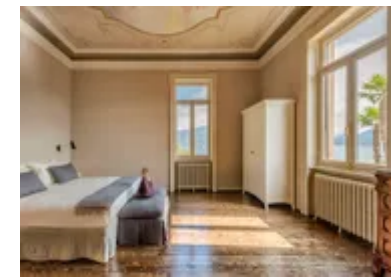
- Large bedroom with open lounge area
- Bedroom with double bed
- Bedroom with large single bed
- Large bathroom with free-standing bath tub, walk-in shower and WC
- Small bathroom with shower, bidet and WC

### Basement

- Wine fridge (wines available to purchase)
- Laundry room

## Outside Grounds (3400m<sup>2</sup>)

- Swimming pool (9x4m, depth: 1.35m) open approximately May to end of September
- Poolside terrace with sun loungers and two parasols
- Large wooden table and bench
- Portico covered terrace (beneath the upper balcony)



- Gas barbecue
- Italian garden
- Parking (three cars)
- Gated grounds

**Additional Facilities**

- Wi-Fi
- Fireplace (bioethanol)
- Smart TV (with Apple TV) and sound system
- Piano
- Bathrobes
- Board games
- Cot and high chair (on request)

## Location & Local Information

In an enviable setting with stunning lake views, Villa Rododendro enjoys an amazing location by the western shores of Lake Maggiore in the Piedmont region of Italy, only 12km from the Italian and Switzerland border and around half an hour by car from Locarno.

Just step out of your beautiful grounds and cross the no-through road. You will find yourself strolling along the lakeside promenade overlooking the pretty marina. There are restaurants just a few steps away, a tennis club around 300m behind the villa and a small supermarket within a 10-minute walk.

Following the lakeside path, you will reach the village's cobbled lanes and old port in around 500m, with more picture-perfect restaurants and shops.

In the other direction, you can stroll to a lakeside beach with water-based activities (the watersports centre connected to the hotel next to the villa offers seasonal pedalo hire, kayaking, stand-up paddle boarding, and boat rental).

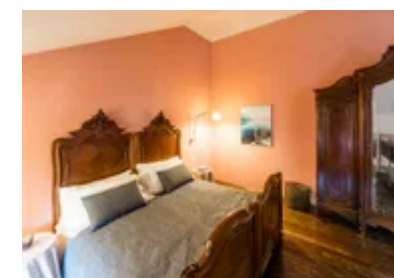
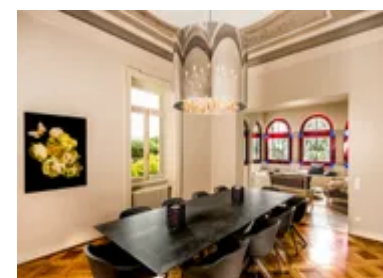
The lakeside resort is known for its citrus fruit production—lemons, tangerines, oranges, and other unique fruits can be admired at the small yet charming park just beyond the beach.

There are many other wonderful places along Lake Maggiore, some accessible by public ferries (check timetables in advance). Start off in the nearby town of Cannobio (7km) with its gorgeous lakeside promenade and bustling Sunday morning market alongside a wealth of picturesque café terraces and restaurants. Another superb market dates back to the 16th century and takes place in Luino on a Wednesday morning, just across the other side of Lake Maggiore. Its International Museum of Ceramic Design is also worth a visit.

Verbania (15km) is loved for its shopping and idyllic setting. From Intra (14km), you can take the ferry to Laveno, Lombardy, on the other side of the lake. Close to the picture-perfect lakeside town of Stresa (30km), the Borromean Islands can be toured by boat for a truly incredible experience.

## Local Amenities

Nearest Airport	<b>Milan Malpensa Airport (80km)</b>
Nearest Airport 2	<b>Milan Linate Airport (134km)</b>
Nearest Airport 3	<b>Milan Bergamo Airport (158km)</b>
Nearest Beach	<b>Spiaggia di Cannero (450m)</b>



Nearest City	<b>Milan (117km)</b>
Nearest Golf	<b>Golf Continental Verbania - 9 hole (23km)</b>
Nearest Restaurant	<b>Cannero Riviera (450m)</b>
Nearest Supermarket	<b>Carrefour Express (400m)</b>
Nearest Tennis	<b>TENNIS CANNERO (300m)</b>
Nearest Town	<b>Cannobio (7km)</b>
Nearest Train Station	<b>Locarno (25km)</b>

## What we love

- This early 20th century Italian residence facing Lake Maggiore has been beautifully restored to its former glory, featuring an impressive blend of antique and modern décor.
- With incredible lake views from many rooms, wander out of your glorious grounds and the lakeside promenade is a few steps away.
- The gardens are exquisite whether strolling through the citrus grove and palm trees, playing croquet on the lawns or swimming in the gorgeous pool.
- Walk by the lake towards nearby restaurants, pretty shops and the lakeside beach with summer watersports and boat rental.
- Amazing places to visit nearby include beautiful Cannobio, the market town of Lunio and Switzerland's exquisite Locarno.

## What you should know...

- If you would like to arrange boat rental, please contact us in advance so this can be organised.
- Please note the pool opening is seasonal.

# 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. - 6.30 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 9.00 a.m. to 10.00 a.m.
- **Energy costs included?:** Yes. However, due to the increasing and uncertain energy costs, extra fees for energy usage may apply during your stay depending on the rates at the time.
- **Linen & towels included?:** Yes, including bathrobes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Guests will be required to sign a copy of the agency's rental terms before the arrival. 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.
- **Smoking Allowed?:** No.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes. However, due to the increasing and uncertain energy costs, extra fees for energy usage may apply during your stay depending on the rates at the time. In the colder season, heating is charged separately and preheating of a few days might be necessary.
- **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 May to end of 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.