

# VILLA ISPRA

ITALY | ITALIAN LAKES



**5 Bedrooms**



**9 Guests**



**£12285 - £15430 / week**









- › Air Conditioning
- › Beach within 10 minute walk
- › Family villa
- › For large groups
- › Heatable Pool
- › Infinity Pool
- › Near shops/restaurants
- › Near the airport
- › Near the beach
- › Romantic villa
- › Secluded location
- › With cot / highchair
- › With WIFI

"This remarkable lakefront, luxury villa with heatable infinity pool and beautiful terraced gardens sits on the eastern shore of Lake Maggiore just steps away from a pebble beach and a few hundred metres from the village of Ispra, with its romantic lakeside promenade, few shops, bars and restaurants".

Renovated in recent years by a renowned designer, this 5-bedroom villa boasts some stunning views across the lake over the majestic Alpine mountain range. The latest addition to the villa is the studio on the lower level whose floor-to-ceiling windows provide the best panoramic view point of the entire property. 8 to 9 guests will find here the ideal setting for a relaxing lake holiday but also the perfect base from which to explore an area of outstanding natural beauty.

## ACCOMMODATION

(400 m<sup>2</sup>)

### Ground floor:

Entrance, a few steps down to:

Open plan living/ dining room, doors to terrace with al fresco dining area, lake views.

Fully equipped kitchen, door to side outdoor area with barbecue and wood oven.

A few steps up to:

Cozy relaxing corner with couches and open fire place overlooking the central living area.

### Upper level:

Bedroom 1: Double size bed, air cond, ensuite bathroom

Bedroom 2: Double size bed, air cond.

Bedroom 3: Single bed, air cond.

Bathroom.

Shower room.

### Lower ground floor:

Children's area with TV and music door to outdoor covered patio with open fire place.

Very spacious studio comprising:

Kitchenette, table and armchairs, desk, sofa and large TV, double round bed, ensuite shower room, steam bath, Jacuzzi with floor-to-ceiling windows overlooking the lake.

Bedroom 5: Twin beds, ensuite shower room, sauna.

### Grounds:

Well maintained terraced grounds comprising mature gardens, lawn areas and several corners in which to relax. Private heatable 10m x 5m infinity pool (depth: 1.2m; swim-against-the-current system; Roman steps), sunbathing terrace with sun loungers and beds, outdoor shower. Gazebo with couches, lake views, canoe. Stone stairs down to pebble beach.

## DISTANCES

Village of Ispra (shops, restaurants, bars): 800 metres.

Village of Angera (Rocca castle & ferry to Arona): 6 km.

Town of Laveno (ferry to Borromee islands and Verbania): 15 km.