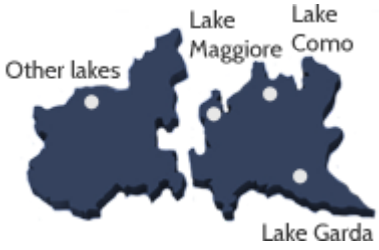


Property 10777



Number of beds: 12 + 4
Bedrooms: 6 + 2

Hair Dryer In The Bathrooms

Barbecue

Swimming Pool

Ceiling Fans

Lake View

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Villa Baveno is 59 km from Milan Malpensa Airport, 111 km from Milan Linate Airport, 135 km from Bergamo Orio al Serio Airport, and 146 km from Turin Caselle Airport. Baveno is just 850 m from the property, Stresa is 4 km, Verbania is 16 km, Arona is 30 km, Cannobio is 38 km, Domodossola is 39 km, Locarno (Switzerland) is 54 km, Milan is 93 km, Lugano (Switzerland) is 106 km, and Turin is 145 km.

FEATURES

Main Villa:

- 6 Bedrooms (1 Master Bedroom + 3 Twin Rooms + 1 Mezzanine Twin Room + 1 Double Bedroom)
- 3 Shared Bathrooms
- Fully Equipped Kitchen
- Dining Room
- Sitting Room
- Entrance Hall
- Washroom
- Study and Sitting Area
- Panoramic Balcony
- Ceiling Fans and Hairdryers

Guest House:

- 2 Double Bedrooms + 2 Sofa Beds (Each Suitable for a Child)
- 2 Bathrooms
- 2 Kitchenettes
- 2 Living Rooms

- Swimming Pool
- Furnished Poolside Area
- Terraced Gardens
- Internal Courtyard with Outdoor Dining Area
- Barbecue





DESCRIPTION

Property 10777 - BAVENO

8 Bedrooms

Location and Surrounding Area
Set on the picturesque western shore of Lake Maggiore, Property 10777 enjoys a privileged position in one of northern Italy's most enchanting destinations. The villa is just a short stroll from the charming town of Baveno, known for its historic centre, lakefront promenade, and elegant villas framed by lush greenery. Surrounded by majestic mountains and the waters of the lake, the area offers a wealth of activities, from boat trips to the Borromean Islands, to scenic hikes, golf, fine dining, and cultural excursions.

The area surrounding Property 10777 is a treasure trove of natural beauty, culture, and timeless charm. Just a few minutes away lies Stresa, one of Lake Maggiore's most elegant towns, renowned for its belle époque villas, vibrant piazzas, and stunning lakefront. From here, you can embark on boat trips to the Borromean Islands, where ornate palaces and botanical gardens await on Isola Bella and Isola Madre. Nearby Verbania, with its lovely promenade and the famous Villa Taranto gardens, is another must-visit for nature lovers.

Venture further along the lake and you will discover a string of delightful towns such as Arona, with its lively atmosphere and historical sights, and Cannobio, known for its picturesque old town and lakeside cafés. For a change of scenery, head into the Ossola Valley and the town of Domodossola, where charming alpine villages and scenic hiking trails provide a perfect day out. The region also offers a wealth of outdoor activities, from sailing and swimming to golf and mountain walks – all set against a spectacular natural backdrop.

For those wishing to explore beyond the lake, Milan and Turin are within easy reach, offering world-class shopping, dining, and cultural experiences. Alternatively, cross into Switzerland to visit Locarno and Lugano, both effortlessly combining Swiss elegance with Mediterranean flair. Whether you are drawn by the tranquillity of the lake, the richness of the local heritage, or the diversity of excursions on offer, the surroundings of Property 10777 promise an unforgettable experience.

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The Property
Nestled in the charming lakeside town of Baveno, Property 10777 is a magnificent 17th-century mansion that has been lovingly restored to the highest standards. Throughout the interiors, you will find an enchanting mix of modern design and cherished family heirlooms, creating a warm yet refined atmosphere. A seamless blend of historic charm and contemporary elegance, Property 10777 accommodates up to 16 guests: 12 guests in the main villa (6 bedrooms) and 4 guests in the adjacent guest house (2 additional bedrooms).

The villa's immaculate, terraced gardens are a haven of peace and beauty. Gently sloping down towards the lake, they provide a picture-perfect setting for leisurely strolls or quiet reflection. At the heart of this verdant paradise lies the large swimming pool (16 x 4 m), complete with a furnished poolside area for sunbathing or sipping a glass of local wine. The internal courtyard offers complete privacy for elegant al fresco dinners, and a barbecue is at your disposal for more informal gatherings under the stars.

Main Villa (6 Bedrooms):
Inside, Property 10777 offers both space and sophistication. The ground floor features a grand entrance hall, a sitting room and dining room with wonderful views across the terrace and down to the lake, a fully

equipped kitchen, and a washroom. The villa's architectural layout encourages convivial living, while still offering quiet corners for reading or remote working, including a study beneath one of the bedrooms. For added peace of mind, the caretaker lives on site, ensuring assistance is always on hand while preserving your privacy.

On the first floor, there is a spacious master bedroom, two twin rooms, and two bathrooms. A charming mezzanine level above the office hosts an additional twin bedroom. This floor also features a cosy sitting area, the perfect spot to enjoy a quiet moment. The second floor features two additional bedrooms (a double bedroom and a twin room) that share a bathroom and open onto a panoramic balcony with lake views. Each bedroom is equipped with a ceiling fan and a hairdryer, ensuring maximum comfort.

Guest House (2 Bedrooms):
In the adjacent guest house, two self-contained apartments offer additional privacy and comfort for up to four extra guests. Each apartment features its own double bedroom, bathroom, a welcoming living room, and a well-equipped kitchenette. Furthermore, both apartments feature an additional sofa that could sleep a child (bringing the total to four adults and two children). So, the main house and guest house together can accommodate up to 16 adults and 2 children.

PHOTOS







