



*There is something  
for everyone!*

## Villa Ermelinda

*Baveno, Lake Maggiore, Piemonte*

A magical, peaceful, luxurious and elegant villa overlooking Lake Maggiore and the Borromean Islands...incredible! Everything one could wish for in this much sought after location...a very special discovery.

Set within a park of twenty thousand metres, including pine forest, lawns and fabulous pool area, Villa Ermelinda sits above Lake Maggiore and encaptures the magic and essence of the Italian lakes. Overlooking the Borromean Gulf, arguably the most special part of Lake Maggiore, Villa Ermelinda is an elegant mansion which was built in the 1940s by a wealthy Milanese family and more recently restored by its present owners to its former glory. Spread out over three floors, Villa Ermelinda has been lovingly restored with particular care being taken to preserve the original features and structure. At the same time, the property has been decorated and furnished with great taste and flair thus creating a truly elegant, comfortable and atmospheric home. Throughout, there is a great feeling of space, and with the numerous large glass windows incorporated into the restoration providing plenty of light, guests can thoroughly enjoy the magnificent views of the lake below.

Furnished in an elegant and refined style, with notes of vintage, all the rooms are embellished with oil-paintings and

watercolors produced by a local artist. Upstairs, the five double bedrooms are spacious and individually decorated and each has its own name according to the soft colours which have been incorporated. All the bathrooms are of a very high quality, each with its own marble origin be it travertine or Cararra white or grey. Views from each bedroom are, of course, magnificent be it onto the lake or the park and guests will love the feeling of calm and tranquility which pervades this beautiful home.

Downstairs a grand entrance hall is home to a splendid (restored and functioning), Austrian grand piano, and faces its own private garden furnished with a delightful outside living room with elegant white voile and stylish wrought iron furniture. An indoor living area with green marble fireplace is the perfect venue during those cooler months for taking aperitivi or reading a book before dinner in the very elegant dining room overlooking the lake with its wonderful Murano chandeliers. Alternatively, younger guests might prefer to relax in the TV room (which can also be used as an sixth bedroom) before supper

in the arbor with its transparent glass roof and barbecue close to the pool.

A very special feature of Villa Ermelinda is the basement which comprises the most fantastic relaxation and well-being area! Accessible directly from the garden through four big French windows, or from the travertine stairwell descending from the living area, guests can relax inside the jacuzzi or the Turkish bath, work out in the professional gym and then rest on the comfortable relaxation beds with a cup of herbal tea! Massages can of course be arranged and from this room guests will cherish the beautiful view of the lake and direct access to the garden, through three big French windows. Outside, the gardens are distributed over several levels and the swimming pool is set in the perfect position from which to enjoy views of Lake Maggiore whilst taking a dip. The pool area has been thoughtfully designed with plenty of comfy sunbeds, shades and a shower providing the perfect venue for lazy afternoons with a book.

Nearby, guests are spoilt for choice for places to visit and excursions be it a day on

Lake Maggiore in a private boat, walking in the hills, strolling around the lovely town of Stresa or exploring beyond to Lake Orta and Lake Como. Villa Ermelinda is a unique and luxurious home particularly suitable for families with babies and young children as well as being a perfect destination for relaxing and absorbing the beauty and charm of Lake Maggiore.

## Information

**Sleeps: 10/13**

### Service:

- Daily maid service
  - Welcome basket, welcome dinner
  - Gratis liqueur corner in living room and tea corner in fitness room
  - One massage for 1 person on Tuesdays
- ON REQUEST:
- Massuer, Hairdresser & Beautician
  - Boat trips
  - Full service of washing and clearing each day in the kitchen after meals

### Accommodation:

Ground floor:

- Entrance hall
- Large living room with grand piano
- Professional kitchen
- Dining room
- Shower room
- Relaxation room with TV which can be made into a double bedroom leading onto the terrace & garden

First Floor:

- Magnolia – master bedroom with lake view & en suite bathroom
- Ninfea – Twin bedroom with balcony over the pool, lake view & en suite bathroom
- Peonia – Four poster bedroom with en suite bathroom & view over the park
- Gardenia – Suite with twin beds, living room with sofa (can be additional bed), lake view & en suite bathroom
- Camelia - Twin bedroom with park view & en suite bathroom

Basement:

- Large wellness area with Jacuzzi, gym, Turkish bath, shower room, Laundry, TV area – all opening onto the garden

### Amenities:

- Frigobar in all bedrooms
- Private heated pool 12m x 5m (heating on request payable locally)
- Grand piano
- Apple TV, Wi-Fi, Hi-Fi, Playstation 3,
- Barbecue
- Covered garage
- Jacuzzi for 5 people
- Herbal tea area
- Massage equipped area
- Turkish bath





# Merrion Charles

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- Relaxation area
- Professional gym equipment
- Washing machine
- Dryer
- Alarm system
- Video intercom
- Heating & air conditioning
- Baby equipment including cots, highchairs, changing table, rocking horse, indoor play area with toys, marionette theatre & baby chairs
- Indoor table football
- Chess, cards, books, Board games
- Bose Bluetooth speaker
- Badminton net
- Water polo goals and air beds for the pool



## Places of Interest nearby & Activities:

- Baveno 1km
- Borromeo Islands
- Stresa 5kms
- Ascona (Switzerland) 45mins
- Lake Orta 30mins
- Walking in the Val Grande National Park
- Lake Como 40mins
- Milan 1hr
- Monza race track 1hr
- Tennis
- Golf
- Horse riding
- Motorboat rental



## Airport:

- Milan Malpensa 60kms



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