

Update dated 1 March 2026

We want every guest to be able to book with complete peace of mind and full knowledge of the facts. For this reason, we believe it is important to provide certain information in advance that may affect your stay.

From 1 March 2026, the villa is being offered at a reduced rate due to a construction site adjacent to the property. Work began in February 2026 and, barring any unforeseen circumstances, is expected to be completed by April 2027.

During working hours, approximately from 7.45 am to 5.30 pm, you may hear noise coming from the building site. Furthermore, in some areas of the property, the view of the lake and the mountains may be partially obstructed by the building works. Work takes place as normal on weekdays and on Saturday mornings; there is generally no work scheduled on Sundays or public holidays.

From September 2026, a second construction site is also scheduled to commence in the vicinity, which may cause further disruption similar to that described. During working hours, lorries and other construction vehicles may travel along the access road to the villa. Should any new information or significant changes become available, this notice will be updated promptly.

Update of 30 July 2026

To reach the residence, you will need to drive the final 300 metres along a compacted dirt track. Access is normally suitable for standard cars and does not present any particular difficulties, but it may not be suitable for sports cars with a very low ride height or particularly low ground clearance, such as those used for car meets or motoring events (for example, So.Go. or similar events).

Final information

Despite these temporary inconveniences, the villa retains all its features, spaces, facilities and the comfort offered to guests. Precisely in view of the construction works, the rate has been adjusted to offer particularly good value for money during this period.

The information provided above is given prior to booking so that every guest can make a fully informed choice. By making a booking, the guest confirms that they have read and understood the property's features and the conditions described in this notice, which have been taken into account in determining the rate applied. Consequently, no claims for refunds or disputes relating to the conditions set out above will be accepted.