

# VILLA ORSI

2016 - 2017  
Project and works for renovation  
A story through images



© 2018 Lucchini Architetti – Cannero Riviera  
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Collaborators: arch. Stela Mullisi, arch. Anna Proskuriakova

**Images of the completed project**  
Lorenzo Di Nozzi & Matteo Vecchi - V&DN Creative Photography

**Album design and layout**  
Matteo Lucchini, Anna Proskuriakova

**For infos and booking:**  
[www.villaorsi.com](http://www.villaorsi.com)

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**01.00**

**Historical introduction**

# Historical introduction



Family Orsi in the Villa



Brushes from the factory «Verbania Spazzole»

The Village of Cannero is set in an area, which is historically connected to the Lombardy side of Lake Maggiore, above all by virtue of the control carried out by the Borromeo family and concretely realized with the presence of the Castles on the islands in front of the town. In the course of its history, as well as an inhabited area linked to commerce and trade, Cannero has also been an industrial reality, and the river “Rio Cannero”, which runs through its territory, was in the past the core of local production activity. Since 1700 we know about the presence along the Rio of mills for the milling of cereals and chestnuts. Observing the land register “Rabbini” (1853) we perceive the fundamental importance of the “sign” of the Rio through the territory of Cannero; its waters were also exploited for the plant of two sawmills and two others establishments: a cotton spinning mill and a paper mill that worked until 1890. The building of the paper mill was taken over in 1891 by Aristide Quattrini, a businessman from Locarno: the Switzerland company “Aristide Quattrini & C.” was producing brushes and paint brushes in Locarno since 1856 and then continued its activity in Cannero. In 1904 the factory became property of Romeo Mojoli, changing its name to “Verbania Spazzole s.r.l.” (whose logo was an eagle in flight) becoming the most important and best known factory in the area. No definite information was found regarding the date of construction of the Villa, originally owned by Odone Clerici; a plaque in correspondence of the portico bears the date 1905, but it is presumed to refer to some restructuring works, made in a second time. In the first decade of the 20th century there were also works of enlargement and restructuring of the industrial site, which was equipped with new, more modern machinery. At the time the factory employed about 300 workers. In 1919, Alfeo, Eugenio and Carlotta Giovanelli, heirs Clerici, sell the Villa to Romeo Mojoli (as per the Act of Sale of 26/12/19 kept at the Notary Archive of Verbania). The Villa is the first building of the lake promenade leading up to the

pier, in a definitely privileged position, inside the inhabited center of Cannero and near the port, it enjoys an incomparable view of Lake Maggiore (the lake center, the castles, the village of Luino, Caldè and the Lombard bank). In direct connection with the factory (now not existing anymore), the Villa presents a simple and sober architecture, reinforced only by the wide-band painting on the ground floor and by two stringcourses decorated with floral garlands, one in correspondence of the first floor and one in correspondence of the attic; the corners of the façades are decorated with vertical bands, also with floral decorations. The door and window openings are surrounded by frames in concrete. Most notable is the veranda on the ground floor, with colored and decorated glass, an element that ennobles and characterizes the facade towards the lake and creates an explosion of light in the living room, overlooking the garden. From a vintage photo, not dated, but that portrays the Villa still with the garden undergoing realization, (and therefore it is presumed dating back to the early twentieth century), both the decorations on the façade, both the veranda, turn out exactly as they appear today. In 1949 the factory and the Villa passed into the hands of an entrepreneur from Varese, Silvio Mazzucchelli who entrusted it to his relative Giovanni Angelo Orsi and to his son-in-law Giorgio Orsi. The establishment resumed force after a period of decline, generations of immigrants especially from Veneto and Emilia-Romagna arrived here just to work in the plant that continued production until 1975 when the activity was transferred to Lazio. In the Nineties, the horseshoe-shaped building of the factory was converted into a residence with timeshare apartments (Hapimag), while the Villa has remained, until 2015, owned by the heirs Mazzucchelli - Orsi.

From the historical documentation and from the - unfortunately extremely limited - archive images, the system and the decorative apparatus of the Villa have remained almost unchanged. The only modification that was very evident in the building, was the closure of part of the northern portico, created to obtain two rooms for the kitchen on the ground floor. The original concrete columns were infact visible and incorporated in the masonry. This intervention, presumably made in the ‘70s, aimed to move in a healthier position the kitchen spaces, until then located in the basement (and presumably destined for servitude) and of which traces were found in the cellar. This kitchen, was characterized by coverings, floors and furniture that did not match the quality of materials and spaces of the original rooms of the Villa, so that the northern front lost its symmetrical composition, leaving the portico substantially lame and unresolved. Also seem to date back to the Seventies all the refurbishment interventions in the bathrooms: sanitary-ware and coatings were for sure not original, and, as visible in the next pages, characterized by their poor quality. It was only during the renovation works undertaken in 2016 and described in this album, in a continuous discovery that happened every time that were carefully carried out essays on walls and ceilings, that it was possible to bring back to light and to restore the decorated ceilings, - of surprising beauty -, and which had been covered over the years.

**BIBLIOGRAPHY**  
*Cannero Riviera. Tra lago e monti. Storia di una terra e d'una parrocchia*, by C. A. Pisoni, Verbania 2003  
*Un viaggio nel ‘900. Storia di una donna e di un paese: Marisa a Cannero Riviera* by A .M. Dell’Oro, Verbania 2015  
*La Cannero Riviera dell'Ottocento-Novecento fra tradizioni, commercio e associazionismo*, by M.P. Bottacchi, M.C. Brizio, M. Minnella

**ARCHIVE RECORDS**  
ASVb, Fondo Comune di Cannero Riviera B. 174, f. 1 - B. 157, f. 3  
ASTs, Mappa Rabbini, Cannero - Foglio 4 Sezione 15  
Museo Entografico e della Spazzola - Cannero Riviera



Family Orsi in the Villa



Wedding in Villa Orsi



Wedding in Villa Orsi



Catasto Rabbini - 1856

Detail: the river and the first factories

**02.00**

**The project and the  
works for renovation**



# The project and the works for renovation

## GENERAL NOTES

The project and the works for the renovation of Villa Orsi and its park took place between March 2016 and August 2017. The construction site was opened in June 2016; after just over a year of intense and fascinating work, the first guests were able to cross the doors of the renovated Villa at the end of September 2017. The history, the location and the architectural quality of the property made it immediately clear that it was necessary to give great consideration to the constructive and architectural features of the building and the uncovered areas of the park and its vegetation.

From this premise-guideline, the project aimed at maximum conservation, not only for the volumes, the spaces and the materials of construction of the Villa, but also for the use of individual rooms, which, substantially and with the exclusion of a couple of rooms already modified over time by the previous owners, has remained almost unchanged, as well as its intended use, a private residence.

In the bathrooms and in the hallway of the attic, where there were poor quality and poorly paved floors, a new Venetian flooring was made, based on the sampling of existing floors; in the rooms the flooring in wooden slats has been revived. During the course of the construction site, some sample surveys have been carried out on walls and ceilings of the various rooms, which at the time were simply painted with homogeneous colors. The investigations made it possible to bring to light an articulated and precious decorative apparatus that characterized the ceilings of all the rooms (including the master bathroom), which was restored with care, just as it was done for the external facades.

The Villa was then completed with furniture and exclusive materials (Baxter, Cattelan, Twils & Gervasoni among others) that play a suggestive counterpoint to the original furnishings found in the Villa, which

has been carefully restored.

The necessary redevelopment and upgrading of the general installation systems, necessary to guarantee the current standards required by a prestigious residence, have been realized by minimizing the breakages and traces to distribute the plants. On the ceiling in the corridors, where there were no decorations, it was realized the new distribution of the heating and electrical system ducts, to finally reach the heating bodies and the light points in a punctually manner. The heating system has been integrated by positioning the radiators in correspondence with the window compartments, following the logic of the original system.

Particular attention was paid to the recovery of wooden windows, with small and precise resorations, and with the strict preservation of the original elements; the same happened for the iron elements of the veranda (with the restoration of the stucco sealing of the decorated glasses, with the reparation and protection of the iron rails and with the restoration of the rolling fabric of the two external tents) and for the iron structures in the garden. The existing, damaged plastic shutters were replaced, with aluminum shutters, maintaining and restoring, also in this case, the metal elements and guides present.

## GROUND FLOOR

The main redevelopment intervention on the ground floor was that of giving back to the northern facade its original composition, characterized by the harmonious and simmentric design of the terrace and the portico, closed by two masonry shoulders and supported by concrete columns (see photos on the following pages). Therefore, were carried out the demolition of the rooms used as kit-

chen since the late 70es, and the reopening of the portico, using white granite columns of Montorfano to replace the concrete columns. The small toilet in the basement has been demolished, and a new small bathroom has been created in correspondence of the narrow accessory compartment of the old kitchen. The slab of the terrace above was very damaged in 2016, and needed a redevelopment and waterproofing. The ceramic flooring, of modest quality, was seriously damaged, the same was for the concrete balustrade and metal pillars. The new kitchen was created in the room that at the time of the beginning work was used as a bookcase / study, in direct connection with the dining room, through a door inserted in a new elegant wardrobe accessible from both sides, The interventions on this floor, were completed by the maintenance and recovery – where necessary -, of the internal floors, in “Seminato Veneziano” and in parquet.

## FIRST FLOOR

Each room on this floor has maintained its original intended use; the most significant interventions involved the two bathrooms, with the replacement of wall coverings and sanitary fixtures; for the master bathroom, a sort of a T block for the washbasin and shower is envisaged, focused on the position of the current sanitary ware and the bathtub, in order to intervene exclusively in correspondence with the portion of the Seminato Veneziano floor already damaged and irretrievably lost, preserving the symmetry of the decoration.

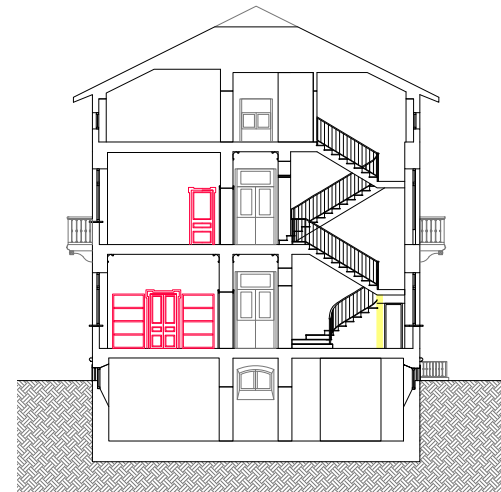
## ATTIC

For this level, originally used as accommodation for the servants, it was necessary the integration of the heating system, with the creation of an independent system, with its own technical room, and with a distribution made along the corridor, originally paved in cement; the intervention was placed in the room to the north-east of this floor, which was the only room above ground of the Villa left to rustic, not plastered or paved, and with the function of storage. In addition to the technical room, space has been created there for a new bathroom. The necessary roof insulation measures, for the improvement of the

attic's energy performance, have been realized in the intrados of the roof, to further reduce any possible changes to the exterior of the building.

## THE PARK AND THE GARDEN

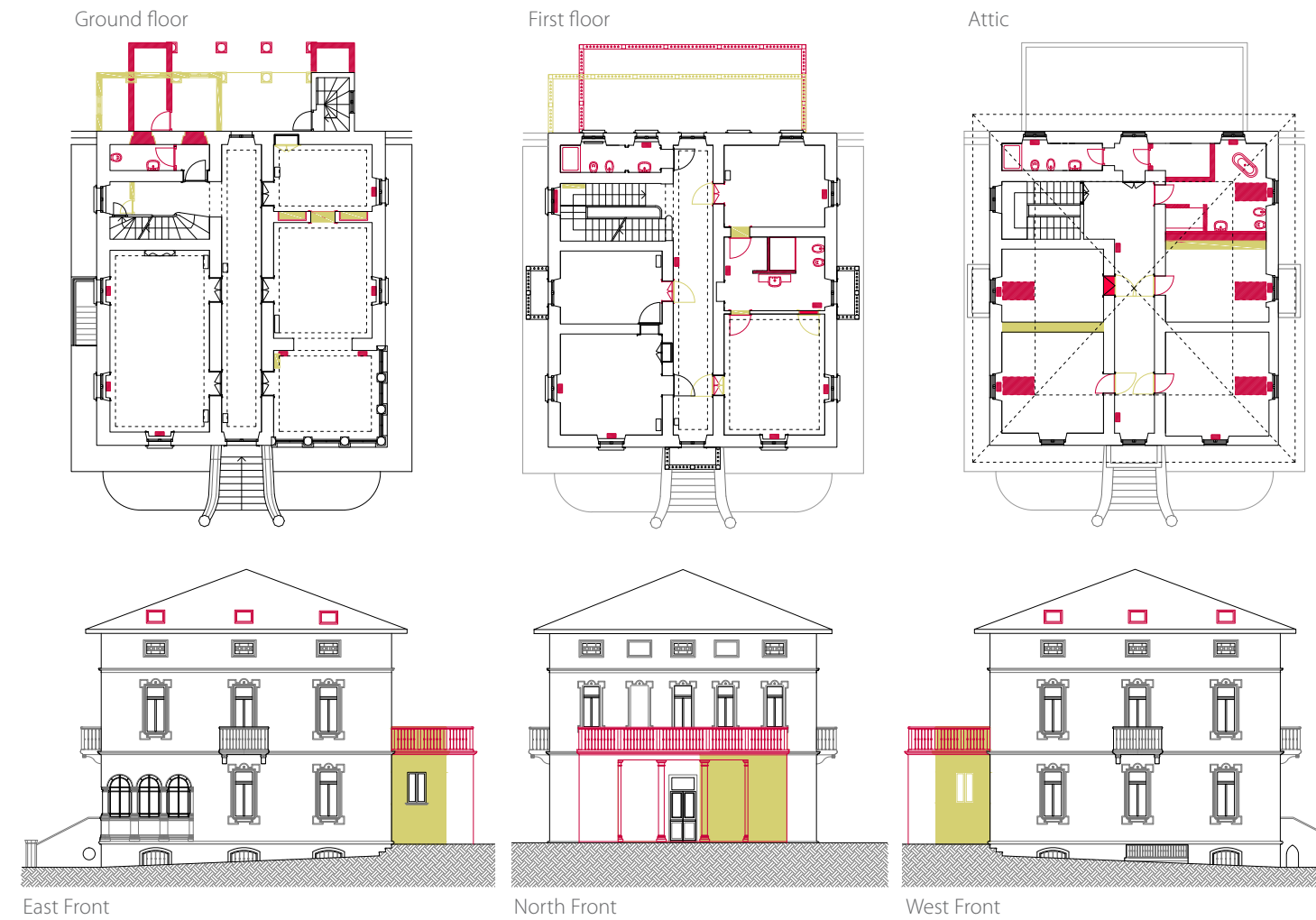
The park is divided into two portions, the one immediately adjacent to the Villa is a typical Italian garden with a symmetrical layout; here the existing essences have been redeveloped, with targeted pruning and the integration of specimen such as magnolias, palmas and flowering plants such as azaleas, rhododendrons and roses. According to the consolidated local tradition of Cannero, it has been implemented the small, but significant citrus grove existing on the northern edge of the garden. Beyond a stone wall that runs along the north-south axis, there is the English park, embellished by the presence of a huge centennial camphor; here too it took care to protect and maintain the existing species, and coeval to the construction of the Villa, accompaning them with new plantings. To complete the intervention, the swimming pool and a new driveway access from were provided. Both the swimming pool and the parking area have been built at a level partially lower than the garden profile, so as to fit them in the most harmonious way in the balance of the park, not only from the point of view of volumes and geometric configuration, as well as for for the materials and colors used: exposed stone, luserna, wrought iron and mosaic ceramics.



Section BB'



Section DD'



3d view: the Portico in 2015



3d view: the Portico newly open



The side of Portico closed and used as a kitchen in 2016



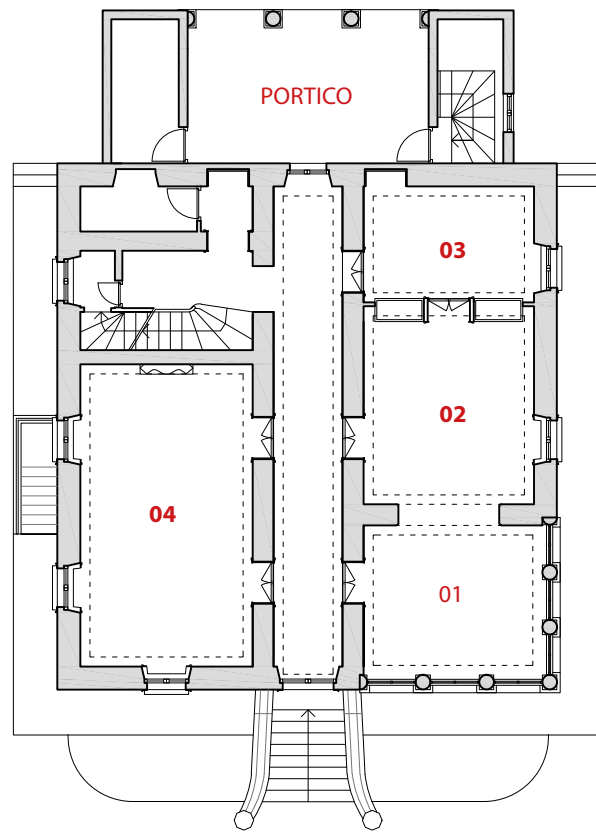
03.00

The building site:

May 2016 - August 2017

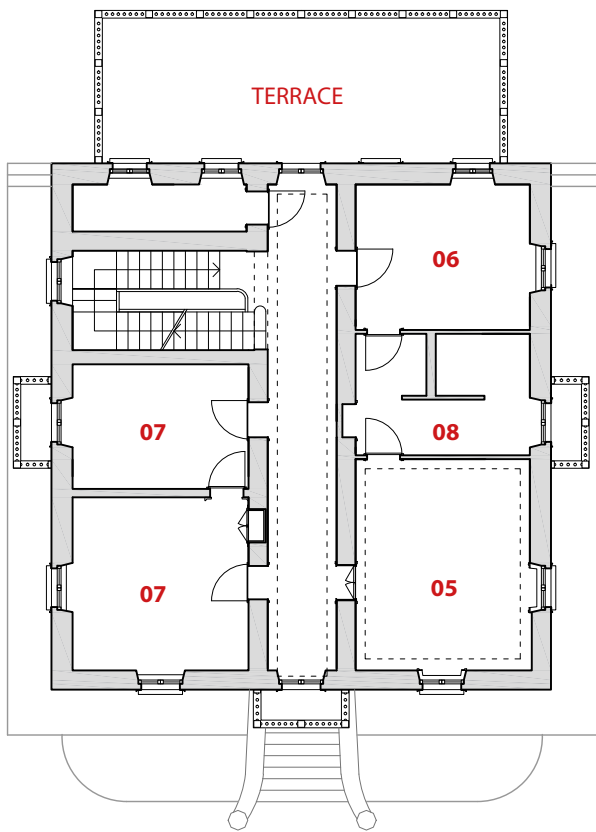


# Floors planimetries



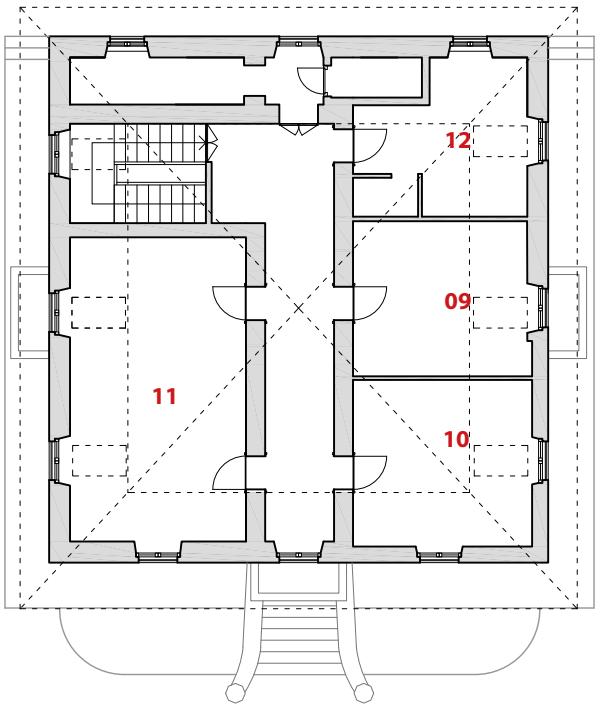
GROUND FLOOR

- 01. Veranda
- 02. Dining Room
- 03. Kitchen
- 04. Living Room



FIRST FLOOR

- 05. Salvatore - Bedroom
- 06. Emilia - Bedroom
- 07. Ambra - Suite
- 08. Main Bathroom



ATTIC

- 09. Angelo - Bedroom
- 10. Lucilla - Bedroom
- 11. Arlecchino - Suite
- 12. Main Bathroom





Ground Floor - Veranda



6 April 2016 - 02.49 p.m.



11 April 2017 - 03.39 p.m.



25 October 2016 - 11.34 a.m.



20 April 2017 - 02.45 p.m.



25 July 2016 - 11.52 a.m.





# Ground Floor - Dining Room



30 March 2016 - 08.36 a.m.



25 July 2016 - 11:52 a.m.



23 May 2017 - 11.29 a.m.





# Ground Floor - Kitchen



13 April 2016 - 06.41 p.m.



17 July 2017 - 09:39 a.m.



23 June 2017 - 03:52 p.m.



23 February 2017 - 09.25 a.m.





# Ground Floor - Living Room

30 March 2016 - 08:38 a.m.



25 Septemer 2016 - 03:55 p.m.



25 July 2016 - 11.26 a.m.



23 February 2017 - 09.25 a.m.



6 April 2016 - 3.30 p.m.





# Corridors and Stairs

6 April 2016 - 02:38 p.m.



11 August 2016 - 11:59 a.m.



17 January 2017 - 3.53 a.m.



25 July 2016 - 11.56 a.m.



15 February 2017 - 10.10 a.m.





# Corridors and Stairs



6 April 2016 - 03:19 p.m.

23 Septemer 2016 - 04:16 p.m.



24 November 2016 - 02:25 p.m.



25 July 2016 - 11:55 a.m.



25 February 2017 - 10:39 a.m.





# First Floor - Salvatore

6 April 2016 - 04:05 p.m.



6 April 2016 - 04:07 p.m.



25 July 2016 - 11:56 a.m.



14 February 2017 - 12:01 a.m.





First Floor - Emilia



6 April 2016 - 4.00 p.m.

6 April 2016 - 5.41 p.m.



above: 8 September 2016 - 3.06 p.m.

5 February 2017 - 11.08 a.m.



13 July 2016 - 11.44 a.m.





# First Floor - Ambra

6 April 2016 - 4.20 p.m.



17 February 2017 - 3.03 p.m.



25 July 2016 - 12.00 a.m.

6 July 2016 - 9.22 a.m.





# First Floor - Ambra

6 April 2016 - 4.03 p.m.



13 July 2016 - 11.46 a.m.



15 February 2017 - 3.48 p.m.



25 July 2016 - 11.55 a.m.



30 December 2016 - 12.48 a.m.





# First Floor - Main Bathroom

28 March 2015 - 3.25 p.m.



25 July 2016 - 11.56 a.m.



2 September 2016 - 9.48 a.m.



2 December 2016 - 11.42 a.m.



13 May 2017 - 9.49 a.m.





# Attic - Angelo

13 April 2016 - 9.25 a.m.



25 July 2016 - 12.25 a.m.



2 May 2017 - 10.51 a.m.



25 May 2017 - 4.32 p.m.



15 February 2017 - 10.08 a.m.





# Attic - Lucilla

25 July 2016 - 12.45 a.m.



3 February 2017 - 10.50 a.m.



28 March 2016 - 3.27 p.m.



23 September 2016 - 4.16 p.m.





# Attic - Arlecchino

13 April 2016 - 11.04 a.m.



29 August 2016 - 3.57 p.m.

25 July 2016 - 12.50 a.m.



2 September 2016 - 9.51 a.m.





# Attic - Main Bathroom

15 February 2017 - 10.07 a.m.



24 February 2017 - 10.08 a.m.



9 March 2017 - 10.18 a.m.



13 July 2016 - 11.45 a.m.

17 February 2017 - 4.09 p.m.





# Portico and Terrace

3 May 2017 - 10.58 a.m.



28 March 2016 - 3.36 p.m.



6 April 2016 - 5.48 p.m.



down: 22 February 2017 - 3.05 a.m.



13 July 2017 - 11.45 a.m.



10 March 2017 - 10.46 a.m.





# Portico and Terrace

18 January 2017 - 2.23 p.m.



20 April 2016 - 10.42 a.m.



17 February 2017 - 1.01 p.m.



30 March 2016 - 8.49 a.m.





# Portico and Terrace

28 March 2016 - 3.16 p.m.



18 December 2016 - 9.38 a.m.



17 February 2017 - 12.41 a.m.



30 January 2017 - 2.18 p.m.





# Main Facade and Italian Garden

6 April 2016 - 2.31 p.m.



9 August 2016 - 10.56 a.m.



11 April 2017 - 3.40 p.m.



16 August 2016 - 4.15 p.m.





# Park and Garden

10 July 2017 - 10.09 a.m.



28 March 2016 - 3.15 p.m.



16 June 2017 - 9.57 a.m.



20 July 2017 - 10.10 a.m.





# Park and Garden

21 April 2016 - 11.09 a.m.



21 April 2016 - 10.42 a.m.



21 July 2017 - 3.30 p.m.



4 July 2017 - 10.13 a.m.





# Park and Garden

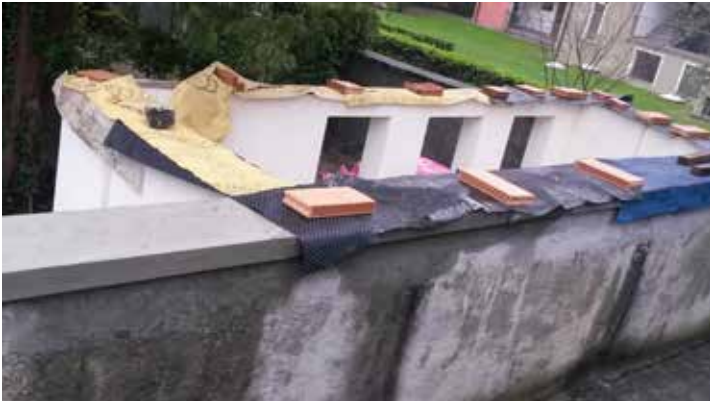
8 March 2016 - 8.49 a.m.



30 March 2016 - 11.25 a.m.



4 July 2017 - 10.13 a.m.



23 March 2017 - 3.53 p.m.



4 July 2017 - 10.12 a.m.





# Swimming Pool

27 April 2016 - 3.59 p.m.



8 March 2017 - 3.16 p.m.



17 February 2017 - 3.44 p.m.



11 March 2017 - 11.03 a.m.





# Swimming Pool

18 May 2017 - 9.47 a.m.



22 June 2017 - 11.40 a.m.



9 February 2017 - 2.54 p.m.



23 March 2017 - 10.47 a.m.



11 March 2017 - 11.19 a.m.





# Private Parking and Gate

27 April 2016 - 3.56 p.m.



8 March 2017 - 11.05 a.m.



down: 9 June 2017 - 3.16 p.m.



6 July 2016 - 2.59 p.m.



9 June 2017 - 3.16 p.m.





**04.00**

**Restoration of decorations  
and architectonic elements**



# Pictorial decorations and painting



29 June 2017 - 4.47 p.m.

## GENERAL NOTES

The maintenance operations carried out over the years using unsuitable materials, have been the main cause of the poor state of preservation of the internal walls; localized water infiltration, generated in different situations a significant and extensive damage. Exfoliation and detachment of the paint film were detected on almost all surfaces. Large portions of overlaid plaster appear to be precarious and detaching.

The stratigraphic surveys carried out on the ceilings of living room (ground floor) and the rooms (first floor) certified the presence of decorative motifs of high quality.

Over the years, the adaptation of the systems (electrical, plumbing and heating) and the partial and in some cases the total remaking of the service bathrooms and the relative heating system, have inevitably caused new traces and gaps on the surfaces.

The intervention aimed at safeguarding and fully recovering the original finishes still present on the surfaces and the complete reintegration of the missing parts.

Pictorial reintegration with mineral colors (by velatura) of abrasive or incomplete areas has been envisaged to restore the chromatic unity to the work. Finishing for velatura with mineral colors.

## DECORATION WORKS

On all the ceilings was carried out the removal of drafts, encrustations, repaintings or layers adhering to the pictorial film, with the subsequent sampling and chromatic selection of colors and tones as in the original. Following the careful dry removal of the superficial deposits and the removal of the coherent deposits, the consolidation and fixing of the paint film was carried out using liquid potassium silicate. Cracks and lesions have been sealed and made neutral in

color, with subsequent veiling and pictorial reintegration of the decorative motifs as original. The intervention was carried out using mineral materials based on liquid potassium silicate, colored with natural, stable to light and high quality pigments.

## EXTERNAL FACADES

As part of the overall restoration and recovery of the complex, an objective exploration of all the surfaces was preliminarily carried out.

This preliminary phase was necessary to obtain a better knowledge of the decorative elements and the colors present.

In agreement with the operators, the development of the planned route will, however, be preliminarily defined with the Client, Artistic Direction and Works Management, the itinerary to be followed to return the sharpness to the product as a whole has been defined.

The conservative state of the facades appeared to be rather compromised both by type and by extension of the degradation, with alterations of a natural nature such as superficial deposits, crusts, detachments, exfoliation and erosion. In particular, in some areas the deterioration caused by water infiltration has led to the presence of dripping, efflorescence, erosion, fracturing, cracking, detachment and holes, which has been associated with the presence of molds, lichens and mosses. The phenomena of detachment of pictorial material are also numerous. The original surface finish of the plasters in some cases was almost absent and revealed the cortical state of the plasters that were exposed to the direct action of atmospheric agents.

## RESTORATION INTERVENTIONS

The intervention aimed at the protection and full recovery of the original finishes still present on the facades. And it is consisted of precon-

solidation machining, re-establishment of cohesion and adhesion; dry removal of surface deposits and removal of coherent and compact deposits; restoration of the adhesion between the various layers of the plaster and the wall support (localized bulges, porosity bags, depletion of the background plaster, etc.) with injection of premixed hydraulic mortar for restoration.

It has been foreseen the mechanical removal of unsuitable and cementitious grouts and the removal of plasters no longer recoverable, as well as the biocide treatment and the passivation of metals.

After the cleaning and consolidation operations, the layers of the plaster were repaired, using air lime mortar and selected aggregates, to prepare the drafting of the surface finish, to be carried out through sampling, in all similar to the original finishing portions still present.

## FINISHES

Where necessary, the realization of plaster reintegration was carried out with lime mortar with selected aggregates - in all respects similar to that of the original plasters -, taking care to reduce the visual interference of the supporting plaster in the presence of abrasions, falls of the pictorial film and of the plaster, in order to restore unity of chromatic interpretation to the work.

The pictorial reintegration of the polychromes was done by brush with colors based on silicate, veiling of the original finishes recovered with natural pigments and liquid potassium silicate and reconstruction of the decorations with the preparation of the preparatory drawing in the lacking areas, lacking in color.



6 February 2017 - 11.04 a.m.



9 February 2017 - 3.39 p.m.



Pictorial decorations and painting





Pictorial decorations and painting





## Pictorial decorations and painting



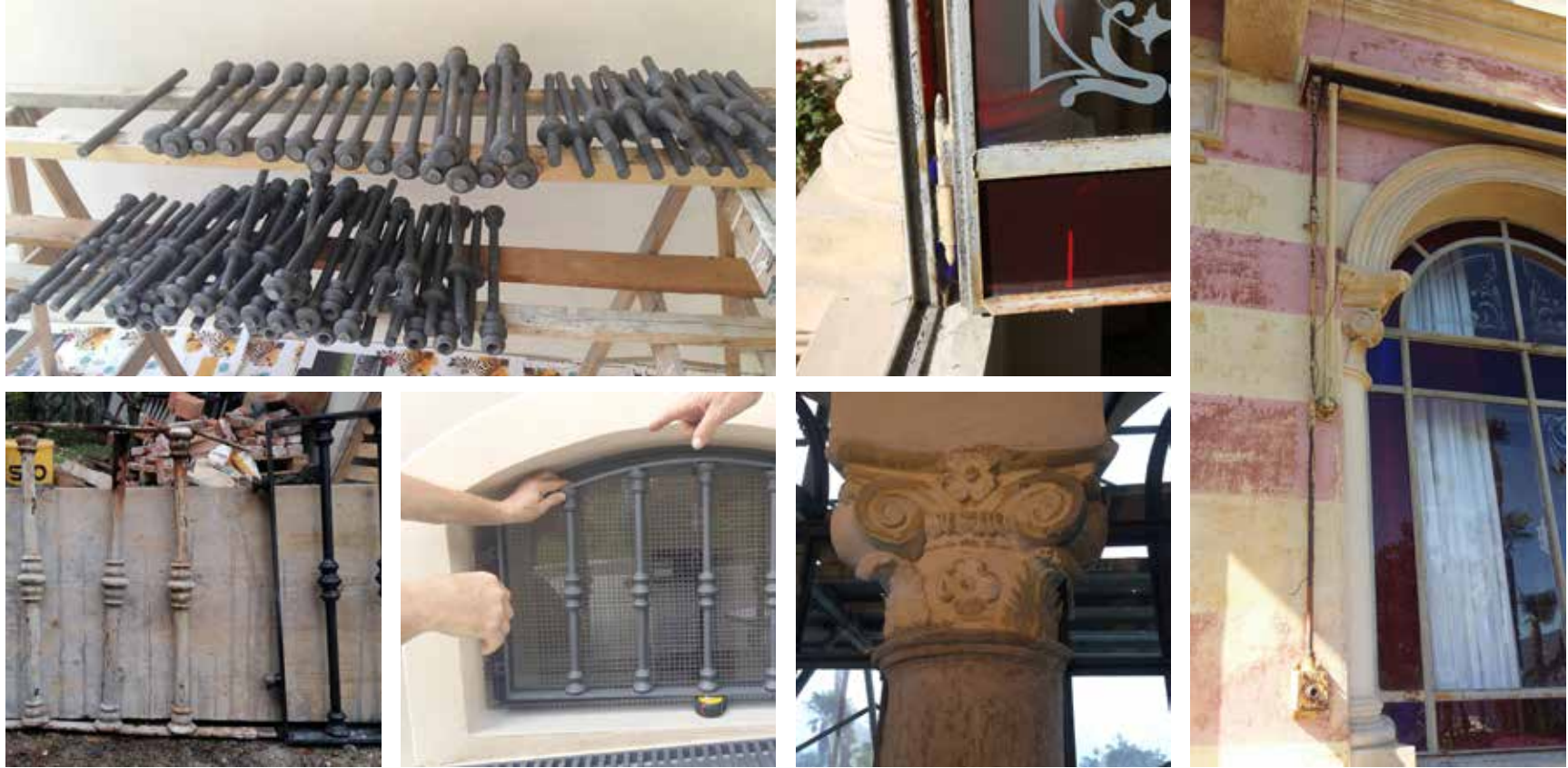


Pictorial decorations and painting





Details





# Credits

## Project and supervision of the works

Lucchini Architetti - Cannero Riviera  
Matteo Lucchini, Guido Lucchini  
Collaborators: arch. Stela Mullisi, arch. Anna Proskuriakova

## Artistic direction and interior design

Sabine Sauter-Brader - Zug

## Heating installations project

Studio Tecnico Pavan - per. Ind. Giuseppe Pavan - Verbania

## Electrical installations project

Studio Tecnico Trentin - per. Ind. Roberto Trentin - Verbania

## Construction site safety manager

Società cooperativa P.C.4 a rl - ing. Giovanni Zeno - Verbania

## Construction works

Impresa Foresti s.r.l. – Cannobio

## Interventions on the decorative apparatus and painting

Vincenzo Tipaldi - Verbania  
Collaboratori: Francesca Biraghi, Stefania Albertini, Marco Chiodoni  
Claudio Agosta, Corrado Silvestri, Michele Albertella

## Flooring in Seminato Veneziano

BMZ s.n.c. di Renzo Baron e Luca Mozzo - Vicenza

## Electrical installations

MA.LU. di Nicola Mai s.r.l. - Cannobio

## Heating and sanitary installations

Vistor s.n.c. di Roberto Vischi e Daniele Torricelli - Feriolo di Baveno

## Pool facilities

Piscine Verbano s.r.l. – Baveno

## Roof maintenance and restoration

Bionda legnami s.r.l. - Ornavasso

## Carpenters

Falegnameria Scarin Giorgio - Verbania  
La Bottega del legno s.n.c. - Verbania  
Luigi Milani - Cannobio  
Daniele Rodari - Verbania

## Blacksmiths

PRA di Rocco Perelli e Figlio s.n.c. - Verbania  
Copelli Costruzioni Metalliche s.a.s. di Piero Angelo Copelli & C. - Luino

## Tintman

Lattonerie Stornone di Giuseppe Stornone - Crusinallo di Omegna

## Flooring and coatings

Arredo Jolly s.r.l. - Gravellona Toce

## Stones supplier

Savoia Marmi e Graniti s.r.l. - Ornavasso

## Maintenance of stone elements

DanArt di Massimo Danini - Feriolo

## Balustrades and other concrete architectonical elements

Figli di Carlo Canziani s.r.l. - Samarate

## Recovery of metal elements and shutters

La Tenda di Angelo Farina - Besozzo

## Renovation of the Veranda, windows glasses

Industria Vetraria Vanetti s.r.l. - Cittiglio

## Furnishing

Tinti arredamenti di Mario Tinti - Verbania

## Renovation of the park

Floricoltura Saletti di Mirco Saletti - Cannobio



