

# Villa San Giacomo

**Region:** Italian Lakes   **Sleeps:** 13

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## Overview

Designed by a famous architect in the late 60s, this villa is the ultimate getaway. Perfectly combining modern luxe with mid-20th century architecture, this home away from home is filled with unique, one-off artistic masterpieces that will help make your holiday even more unforgettable.

This lakefront villa has five bedrooms plus a mezzanine attic sleeping area and can accommodate up to 13 guests. It's a large and spacious home that is organised into two distinct parts that can be used as independent homes while still being connected - perfect for a large group travelling together who want alone time as much as they want to be together. There's the main villa, which is the most modern section, as well as a second home decorated more traditionally.

As guests explore the home, they can discover the nooks and crannies that make up this stunning space, take in the incredible artwork, furnishings and sculpture and relax in their own space. There are two indoor lounge areas, one in each of the parts of this home. The primary living room in the main villa can accommodate all guests and is perfect for movie night; there's even a 55" flat-screen smart television complete with Netflix.

With so many guests, is no surprise there are two fully equipped kitchens, complete with everything you need to create a tasty feast.

Of course, when you stay at a lakeside villa, the majority of your time will be spent either on the lake or admiring its beauty. This can be done with ease, as you sit on the patio overlooking the glistening waters. You can relax in the large swimming pool or top up your tan poolside. There's even private entry to the lake by the rocks from the villa.



This villa is located just down the road from the port, less than a 10-minute walk away. This area has plenty of restaurants boasting traditional cuisine as well as waterfront bars and cafes. Being so close to the port is ideal for getting around Lake Garda. The beautiful and tranquil local village is also full of beautiful restaurants and bars and is a five-minute drive away.

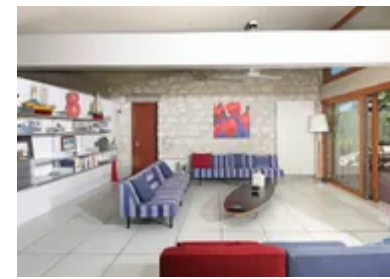
## Facilities

Cots (Cribs) • Maid Service Available • Villa • Wi-Fi/Internet • Table Tennis • Air-Con • Tennis Nearby • Beach Nearby • Watersports • Walk to Beach • Waterfront • Transfers Available • Catering Available • Breakfast Available • Babysitting Available • Swings • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • Washing Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Satellite TV • Outdoor Games • Table Football • Pool/Snooker • Heating • High Chair(s) • Parking Space • Sailing • Walking/Hiking Paths • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Main Villa Interior

- Lounge for up to 14 guests with Smart TV
- Dining room with table for up to 14 guests
- Fully equipped kitchen
- 2 double bedrooms with en-suite bathrooms
- 1 twin bedroom
- Family bathroom



## Second Villa Interior

- Lounge for 6-8 guests with TV
- Fully equipped kitchen
- 1 double bedroom with en-suite bathroom
- 1 double bedroom
- Mezzanine open loft area with three single beds
- Family bathroom

## Outside Grounds (6000m2)

- Private pool (10x6m) with lake views
- Pool house with shower and toilet
- Garden with olive trees, flowers and original sculptures
- Outdoor dining area
- Private gate with lake access (via rocks)
- 2 covered parking spaces
- Outdoor parking space for up to 4 cars

## Facilities

- Wi-Fi
- Air conditioning throughout
- Smart TV with digital cable (Netflix and SKY/Astra channels)
- Sunbeds and parasols
- Swing set
- Ping pong table
- Table football
- Ironing equipment





# Location & Local Information

Villa San Giacomos located in a residential area of Manerba del Garda, at the southwest side of Lake Garda. It is just a short walk from the port, where you will find two excellent restaurants, a gelateria and a bar - perfect for an aperitif. Boat rental is also available here, and boat trips from the port can take you all around Lake Garda.

Nearby is a tranquil village with plenty of restaurants and bars to visit as well as the nearest supermarket. Nearby is also Rocca di Manerba, a nature reserve that offers beautiful views and walking tracks (4 km), which is well worth a visit.

Salò is also close by, just a short drive away (11 km) and offers the benefits of a larger town whilst also providing the charm of a small village. Here you will find theatres and museums, restaurants, bars and supermarkets. It also has one of the longest promenades along Lake Garda, so it's a wonderful spot to explore.

The location of this villa offers easy access to other towns and villages around Lake Garda, and not just because of easy access to the port. The popular town of Sirmione is under an hour's drive away while Gardone Riviera is even closer.

There's so much to do in the Lake Garda region, especially on and right next to the lake from hiking to getting out on the water. There are plenty of tour options for trips on the water that leave from the port, there's also hire options for canoes and paddle boards.

## Local Amenities

Nearest Airport	Verona (50 km)
Nearest Airport 2	Orio Al Serio (90 km)
Nearest Village	Montinelle



Nearest Town/City	<b>Salo'</b> <b>(11 km)</b>
Nearest Restaurant	<b>(700 m)</b>
Nearest Bar/Pub	<b>(650 m)</b>
Nearest Beach	<b>(650 m)</b>
Nearest Supermarket	<b>(1.5 km)</b>
Nearest Shop	<b>(1.5 km)</b>

## What we love

- This lakefront villa is the ultimate, unique getaway
- The exceptional artwork in this villa makes it feel as though you are in a modern tribute to Italian art
- There is air-conditioning throughout the house, ideal for seeking respite from the heat
- The restaurants, bar and gelateria in the nearby port are just a short walk away

## What you should know...

- Ideal for a large group, this villa sleeps up to 13 guests (and one infant) across two distinct villas which together make up Villa San Giacomo.
- As well as five bedrooms (sleeping 10 guests), there is also an open mezzanine level in the attic of the second home, under the eaves with three single beds.
- The private access to the lake from the villa is via stone steps and is rocky. Please take care and supervise children.
- A car is highly recommended to explore the local area.

# Terms & Conditions

- **Security deposit:** There is no security deposit, however guests need to pay a non-refundable 'Damage Waiver Fee' of €7 per day per villa, payable locally (as a form of insurance - full policy details are available on request).
- **Arrival time:** 3.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior arrangement with the owner. If accepted, a pet supplement of €100 per pet payable locally applies.
- **Other Ts and Cs:** Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner. Baby cots and high chairs are available on request, subject to an extra cost, payable locally. Cots are equipped with sheets. Please, bring your own pillows and blankets. Pre-booking is required.
- **Changeover day:** Saturday approximately mid-May to end-September. Flexible during all other periods.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Strictly no smoking inside the villa.
- **Minimum stay:** 7 nights approximately mid-May to end-September. 5 nights during all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs approximately between €1-€10 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi connection included in the rental price.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open from approximately March-April to October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Property Licence Number:** CIR: 017102-CNI-00072 CIN: IT017102C25C9S2C3A