

# Villa Impiana

**Region:** Amalfi Coast   **Sleeps:** 8

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## Overview

Perched on the cliffs overlooking the postcard-perfect village of Positano, Villa Impiana enjoys panoramic views which can be enjoyed from the villa's large sun-drenched terrace. Boasting glimpses of the hills above the bay as well as the clear blue sea below, this charming villa is in an ideal position for exploring all the delights the Amalfi Coast has to offer.

Traditional Vietri majolica tiles typical of the region adorn the walls and floors in this glorious villa, where exposed brick and stone meet pristine white walls and natural light floods in from windows and patio doors to create a bright yet cosy feel throughout. The villa's six bedrooms are all decorated with distinctive blue, yellow, green and orange bed linen and terracotta tiles, classic of the Amalfi Coast colour palette. All bedrooms are en-suite and some have direct access outside onto the terrace.

The villa's two kitchens are fully-equipped and decked with pots and pans and colourful tiles, with wood and marble finishings giving them a rustic feel. Enjoy sociable meals in the large dining room or outdoors on the shaded patio. With its comfy sofas, chairs and benches, the terrace is the ideal place to unwind with an aperitivo as you watch the sun set over the bay and the town below light up at night.

There is no shortage of places to relax at Villa Impiana, whether you choose to curl up with a book in the reading alcove, take a stroll through the lemon tree garden and breathe in the delicious citrus scents or find a spot on the terrace where you can watch the world go by. The pool is located on the lower level of the gardens, surrounded by fruit trees and vibrant flowers. Spend your day lazing around on a sun lounger by the pool, taking refreshing dips when needed and then firing up the barbecue in the evening.

Step outside your front door and you will find yourself in the heart of fashionable Positano and just a short wander down the winding narrow streets will take you down to the shore and beach. There is a wide selection of high-quality restaurants within walking distance and the colourful streets are lined with smart boutiques, craft and jewellery markets stalls and gelaterias. Exploring hidden passageways and climbing up one of the town's many staircases may well reward you with yet another epic view!

Discover more of the dramatic Amalfi Coast by visiting the beautiful town of Sorrento. This coastline town is popular with tourists and famous for its historic centre, its view of the bay of Naples and its lemons! A visit to the island of Capri makes a wonderful day trip and taking the ferry from Positano is a fun way to admire the island's rugged landscape before disembarking and exploring the chic boutiques and upmarket restaurants.

Head slightly further in-land and explore the ruins of Pompei as well as the mighty Mount Vesuvius and enhance your knowledge of the history of this famous Volcano.



## Facilities

Chef/Cook Available • Wow Factor • Watersports • Walk to Village • Walk to Beach • Beach Nearby • Wi-Fi/Internet • Maid Service Included • Air-Con • Breakfast Available • Babysitting Available • Breakfast Included • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • All Bedrooms En-Suite • TV • Working Fireplace/Woodburner • Heating • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interior

### Ground Floor (accessible from garden only)

- Fully equipped kitchen with a wood oven
- Dining room with dining table for up to 10 guests and living area with French doors leading out to the garden
- Bedroom with king-size bed and en-suite bathroom with shower

### Lower Ground Floor

- Bedroom with single bed and en-suite bathroom with shower (suitable for teen or nanny)

### Upper Floors

- Fully-equipped kitchen and dining area with table for up to 4 guests, spacious pantry and doors leading to the garden and al-fresco dining area
- Reading alcove with rattan couch and large French doors opening onto the garden and panoramic terrace
- Bedroom with king-size bed, direct access to the garden and en-suite bathroom with shower
- Bedroom with queen-size bed, direct access to terrace and en-suite bathroom with Jacuzzi and shower on the wall
- Loft bedroom with single bed and en-suite bathroom with shower (suitable for child)

## Outside Grounds

- Private swimming pool with whirlpool corner, heated upon request. Open approximately June - September
- Vine-covered pergola
- Panoramic terrace with shaded seating area, sofas, table and chairs and sun loungers
- Sun deck with loungers
- Smaller terrace with shaded area and BBQ

## Facilities

- Wi-Fi
- Air-conditioning
- TVs
- Stereo
- Dishwasher
- Washing machine
- Parking
- Hairdryers
- Baby cot and highchair (on request for additional cost)





# Location & Local Information

Nestled amongst the colourful buildings that make up one of the Amalfi Coast's most well-known villages, Villa Impiana is in a prime position for exploring the town of Positano and provides a gateway to the rest of this stunning stretch of Mediterranean coastline.

A meandering walk through the boutique and café-lined streets leads you from the villa to the beach in 15 minutes. Pause for a coffee or ice cream along the way and browse the shops and many jewellery, antiques and crafts stalls that adorn the route. Every bend in the road will show off the sprawling multi-coloured village and the bay below from a new angle. Heading down to the waterfront make sure you stop to admire the byzantine Church of Santa Maria Assunta, which was once a monastery and is now one of the village's top attractions.

There are two beaches within walking distance: Positano Beach and Fornillo Beach. The former is the town's main beach and is the larger and more lively of the two while the latter is more laid-back and sheltered. Both beaches feature a handful of beach bars while famous nightclub Music on the Rocks is located at the far end of the main beach.

Catch the ferry from Positano to the glamorous island of Capri and explore the fashionable shops, up-market restaurants and impressive yachts anchored in the marina. A visit to Capri is not complete without a trip to the Blue Grotto – the light that trickles into this sea cave illuminates the vibrant blue water and is a truly enchanting sight!

The seaside town of Sorrento is just a 40-minute drive from Villa Impiana. Overlooking the Gulf of Naples and its busy marinas, Sorrento is incredibly popular with tourists due to its pretty old town, lively squares, wide collection of cafes and fantastic selection of shops. The main square, Piazza Tasso, is brimming with cafes and is a prime example of the town's unique pastel-coloured buildings and 14<sup>th</sup> century architecture.

The nearby coastal villages of Ravello, Maiori and Atrani are all worth a visit, as is picture-perfect Amalfi. Dramatically perched atop the cliffs, it's easy to walk around and draws a slightly smaller crowd than Positano and Sorrento.

Visit the town of Pompei and witness the effects of the devastating volcanic eruption that took place in the 1<sup>st</sup> century AD. Walking through the ruins of this preserved site gives an insight into the Roman way of life before it was abandoned and is a must-see for anyone interested in the history of this part of Italy. You can walk round Mount Vesuvius itself and take in the views of this impressive active volcano.

The cultural hub of Naples is across the peninsular from Positano and is worth a visit due to its reputation as the home of Pizza alone!



## Local Amenities

Nearest Airport	Naples (59km)
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Nearest Airport 2	Salerno (82km)
Nearest Ferry Port	Positano (3.5km)
Nearest Village	Positano (located within village)
Nearest Restaurant	(250m)
Nearest Bar/Pub	(3.5km)
Nearest Supermarket	(1km)
Nearest Beach	(1km)
Nearest Town	Sorrento (14km)
Nearest City	Naples (60km)

## What we love

- This beautiful villa retains an authentic Italian feel with traditional Vietri majolica tiles, terracotta tones and vibrant blue, green and yellow colours typical of the Amalfi Coast throughout.
- The large terrace offers amazing panoramic views of the rugged coastline and strikingly blue Mediterranean sea below.
- Located within the cliffside village of Positano, up-market restaurants, pretty piazzas, fashionable boutiques and pastel-coloured buildings are just mere steps away.
- Lemon trees and flowerbeds fill the air with delicious citrus and floral scents – breathe them in as you relax by the pool.

## What you should know...

- Please note that the single loft bedroom may be more suited to a child while the lower ground floor single bedroom is better suited to a teen or nanny.
- As with many cliffside villas, Villa Impiana is spread over several levels and features internal stairs leading to some bedrooms as well as a few steps down to the swimming pool on the lower level of the grounds.

# Terms & Conditions

- **Arrival time:** 4.00 p.m. - 8.00 p.m. Please note that guests are required to indicate their estimated arrival time no later than 4 weeks prior to arrival. Late arrivals may delay admittance to the property and surcharges may apply.
- **Departure time:** 10.00 a.m. Please note that late departures may result in surcharges
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, including mid-week change.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that the use of any external caterers and/or contractors is not permitted. 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 or their property manager. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. An optional food allowance of up to €1000 is payable either by credit card authorisation in advance (preferred) or by cash on arrival to cover the cost of any food and beverages you may consume during your stay. Any amount unspent will be refunded to clients on their departure and expenses are reported daily. If you prefer to pay as you go for your food and beverages, any expenditure must be paid upfront.
- **Changeover day:** Saturday during high season. 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 rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. Short breaks may be possible on request outside high season.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Pool heating is available upon request only for an extra charge of €1,500 per week, payable locally in cash. Heated to maximum temperature of 82F. In order to reach full temperature, pool heating should be requested a few days in advance. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Italian Visitors Tax payable locally (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, including mid-week change.
- **Pool opening dates?:** Open June – September approximately. 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.
- **Damage Waiver:** A damage waiver of €199 is due to help you enjoy a peaceful stay. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of €3,000. It is essential to report any damage during your stay for the waiver to apply. Any damage not reported means the waiver will not be valid. Above €3,000 claims will be made to recoup the extra charges incurred to repair any damage.
- **Property Licence Number:** CIN: IT065100B4YOH2G85