

# Villa Imperatore

**Region:** Italian Lakes   **Sleeps:** 10

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## Overview

Villa Imperatore is a stunning home, sitting in extensive grounds which lead down to a small beach on Lake Garda. Designed by a highly-regarded 20th-century architect and owned by a Venetian noble family, this is a tranquil base for a beautiful lakeside holiday.

The villa can sleep up to ten people across four boutique en-suite bedrooms, one of which has an adjoining room with sofa bed which would be ideal for children. The home has been modernised and redecorated recently and is a perfect blend of old and new with high-end furnishings and air conditioning alongside antiques and period features with a nod to 1950s design. The living spaces have been lovingly decorated and are great for spending time with friends or family; over a meal in the quirky circular dining room or snuggling up for a film in the lounge.

The living areas and the bedrooms all lead out onto balconies or terraces to make the most of the amazing views of the grounds and of course the lake itself. The vast garden wraps around the house and is made up of parkland, olive groves and places to sit and relax in the sun! From the villa, you can walk through the garden down to a small beach on the lake which would make for a gorgeous place to enjoy your morning coffee with a view. Guests staying at the villa can also pay to use the pool and spa facilities at a nearby hotel just a few minutes' walk away.

The villa is located on the picturesque peninsula of Sirmione, jutting out onto Lake Garda. As well as lovely views of the water, you are able to enjoy the many historic sights in the area such as the famous medieval castle and the ruins of the Grotto of Catullus, a Roman Villa built in the 1st Century BC. Sirmione is also home to a great selection of shops, cafes, restaurants and lakeside beaches.

A great way to see a bit more of the area is to take a boat trip on the lake, from Sirmione you can take trips to a number of other places including Punta San Vigilio which is said to have the best swimming spots and views on the lake or Bardolino which is well-known for its wine and has lots of charming places to eat, drink and shop in the old town centre and along the lakeside promenade.

## Facilities

Chef/Cook Available • Wi-Fi/Internet • Golf Nearby • Air-Con • Wow Factor • Beach Nearby • Beachfront • Walk to Beach • Tennis Nearby • Watersports • Waterfront • Walk to Village • Cots (Cribs) • Spa Treatments Available • Transfers Available • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Hairdryer • Satellite TV • Wine Cellar • Working Fireplace/Woodburner • Heating •





# Interior & Grounds

## Villa Interior (300smq)

### Ground Floor

- Living room with lake views and TV
- Dining room with terrace access
- Kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee maker
- Study
- Guest WC

### First Floor

- Master suite with bedroom with double bed and balcony access, separate living area with sofa bed and en-suite bathroom with bath-tub, shower, sink and WC
- Bedroom with double bed with balcony access and en-suite bathroom with bath-tub, shower, sink and WC
- Bedroom with double bed with balcony access and en-suite bathroom with bath-tub, shower, sink and WC
- Bedroom with double bed with balcony access and en-suite bathroom with shower, sink and WC

## Outside Grounds (8000smq)

- Private swimming pool (3m x 12m, max depth: 1.4m) Open approximately mid-July to mid-September in 2023 and mid-April to mid-September in 2024
- Poolside sun loungers and umbrella
- Private parkland
- Olive groves
- Private access to lake and small beach
- Barbecue
- Private parking spaces (2-3 cars)

### Facilities

- Wi-Fi
- Air-conditioning
- TVs
- Antique books
- Washing machine
- Tumble Dryer
- Ironing board and iron





# Location & Local Information

Villa Imperatore is located on the Sirmione peninsula on the southern end of Lake Garda, Italy's largest lake. The villa is a great base for exploring the southern lake region as there are lots of towns, villages, beaches and historic sights within easy reach, all dotted around the lake shore.

The historic heart of Sirmione is around 1km away. The town has roots in the Stone Age and later became a Roman settlement so there are plenty of historic buildings to visit including Scaligeri Castle which is a unique medieval port castle and the Roman site of Grotto of Catullu, right at the very top of the peninsula. The pretty streets in central Sirmione are packed with cafes, shops, and restaurants spilling out from around the castle, many with lake views.

Lake Garda is well-known for its thermal baths and spas and some of the best are in the Sirmione area. The naturally occurring mineral-rich thermal water is used by many nearby spas and wellness centres which offer a range of treatments on top of the therapeutic pools. Aquaria Thermal Spa is a short distance from the villa and is one of the finest on the lake, here you can also find areas for children making it an ideal day out with the family.

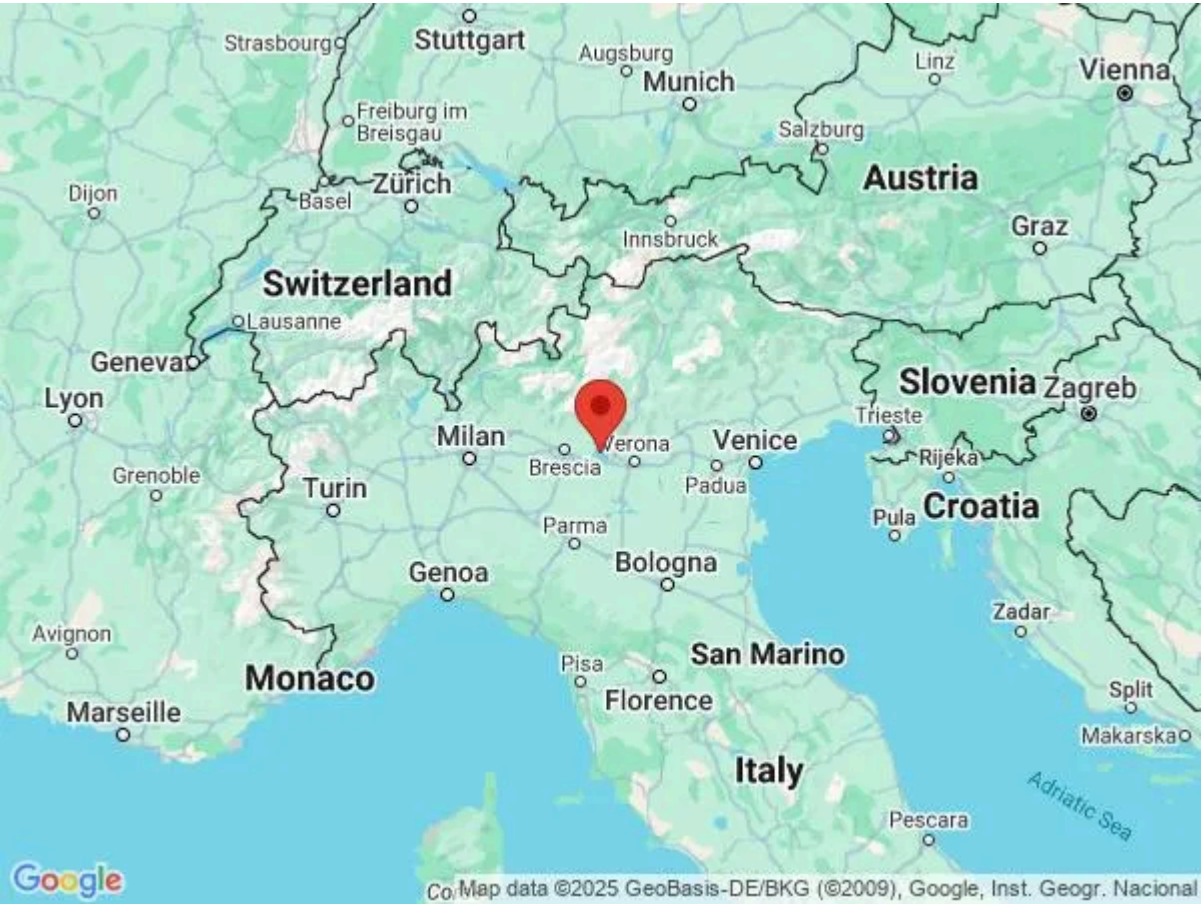
When you wish to get out onto the lake it is a great idea to take an organised boat trip from Sirmione. You could choose to take a sunset cruise or a sightseeing trip if you prefer to stay on board and enjoy the views, but if you would like to explore some of the other towns and villages around the lake you can take a ferry to many locations.

The nearby town of Desenzano del Garda is easily reached by ferry and is built around a peaceful harbour. Desenzano has a castle, archaeological museum and Roman villas to visit, though most people tend to head over to the town in the evening to enjoy the bars, restaurants and nightclubs. The much-loved Punta san Viglio can also be reached by ferry; here you will find a breathtaking beach and a tiny medieval village with a handful of places to eat all surrounded by incredible views.

If you are planning to take a day trip away from the lake one day, then Verona could be an ideal place to visit. An hour away by car (or catch the train from nearby Peschiera del Garda), Verona is of course famous for its Shakespearean connections and you can spend some time visiting Juliet's balcony or taking in some of the open-air theatre. Verona is also a beautiful city to simply walk around and enjoy a meal in one of the ancient town squares.

## Local Amenities

Nearest Airport	Verona Valerio Catullo (VRN) (35km)
Nearest Airport 2	Bergamo Orio al Serio (BGY) (90km)
Nearest Airport 3	Venice Marco Polo (VCE) (160km)



Nearest Train Station	<b>Desenzano Del Garda (11km)</b>
Nearest Village	<b>Sirmione (1km)</b>
Nearest Town	<b>Desenzano Del Garda (11km)</b>
Nearest Bar/Pub	<b>Sirmione (1km)</b>
Nearest Supermarket	<b>Penny Market (5km)</b>
Nearest Golf	<b>Arzaga golf (special prices for villa guests) (20km)</b>
Nearest Beach	<b>House has direct access to a beach</b>
Nearest Tennis	<b>Tennis Club Brema (4.5km)</b>
Nearest Restaurant	<b>(1km)</b>

## What we love

- Designed by a renowned 20th-century architect; Villa Imperatore is a truly exclusive place to stay with direct access to Lake Garda
- The home sits in extensive parkland with beautiful terraces, olive trees and a small beach
- The villa is on the Sirmione peninsula with its charming cafes, restaurants and historic sights within walking distances
- Explore Lake Garda further afield by taking boat trips to charming lakeside villages and towns

## What you should know...

- If travelling with children they will need to be accompanied across the vast grounds which include many steps and direct access to a small beach.
- A two-bedroom annexe is available upon request for the use of staff staying with your party – please enquire for pricing.
- Airport transfers can be arranged but if you also wish to bring/hire a car then please discuss this with the owner in advance as cars on the Sirmione peninsula need to be pre-approved.
- Air-conditioning is available in all rooms except the study and bathroom.

# Terms & Conditions

- **Security deposit:** €3000 paid in cash to the owner upon arrival or charged to client's credit card one month before or upon arrival, and refunded upon departure, subject to full inspection.
- **Arrival time:** 3pm - 9pm
- **Departure time:** 10am
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, there is an extra cost of €100 per week.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Air-conditioning is available in all rooms except from the study and bathrooms. A highchair and cot can be provided but this must be requested in advance.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Extra €700, payable locally. 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. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1.50 per adult per night).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is expected to be ready for June 2023. It will then be open from approximately mid-June to mid-September 2023 and mid-April to mid-September 2024. 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: 017179-CNI-00516 CIN: IT017179C2IGI3TVF7