Villa Laguna

Region: Lazio **Sleeps:** 6

Overview

A fine holiday home with stunning lake views and a beautiful swimming pool, Villa Laguna is a short stroll away from the heart of medieval Bracciano with its charming lanes and wonderful restaurants, just an hour by car or train from the captivating city of Rome.

Stand out on the upper terrace and the views of Lake Bracciano are mesmerising. It's a warm and welcoming home with modern interiors, traditional touches and an overall feeling of great comfort. The open-plan lounge and dining area has floor-to-ceiling doors opening up to the poolside terrace, framing the shimmering lake views as you relax with loved ones. The kitchen is brilliantly equipped for preparing meals and there is a second living area and library ideal for your morning coffee and a quiet read.

Three bedrooms sleep up to seven guests, each with a stylish shower room – the top-floor double is especially romantic with its steep spiral staircase and far-reaching views. The lake vistas from the first-floor terrace are sure to inspire you as you gaze at the natural beauty ahead of you.

Outside, an infinity swimming pool is perfect for hot summer days, set in a picturesque garden dotted with lemon and olive trees as well as trailing bougainvillea. Another highlight of this villa is the daily maid service – the discreet housekeeper can also prepare delicious meals so you can truly make the most of your stay.

It's a short stroll to the heart of Bracciano, such a charming small town with an enticing range of restaurants, enchanting historic lanes to explore and a beautiful castle where a famous celebrity wedding once took place.

In the other direction, head down to the edge of the lake, come across lidos and restaurants serving freshly caught fish and chilled local wine. Enjoy swimming in the crystal-clear water, look out for canoeing, sailing or scuba-diving and hop on a boat to other lakeside villages. Not to mention the hiking, cycling and horse-riding opportunities across the wonderful Parco Regionale Naturale di Bracciano.

Away from the relative tranquility of Lake Bracciano, spend an exhilarating day in the eternal city of Rome, enjoy the ambience of coastal Civitavecchia or learn about the region's fascinating Etruscan heritage in villages near Viterbo in the region formerly known as Tuscia.









Facilities

Sailing • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Horse Riding • Cycling • Exclusive • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Not for little ones • Scuba Diving •

Boat Trips • Private Pool • Wine Tasting • Recommended • Fishing • Air-Con • Golf Nearby • Ideal for Teens • Maid Service Included • Walk to Restaurant • Wi-Fi/Internet • Easy By Train • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV • Heating

Interior & Grounds









Villa Interiors

Ground Floor

- Large living-dining room with doors opening up to pool terrace
- Kitchen, well-equipped
- Library and second lounge area
- WC

First Floor

- Bedroom with double bed (160cm), single divan-style bed and en suite shower room with WC
- Bedroom with double bed (160cm) and en suite shower room with WC
- Terrace with lake views

Please note an additional room on the first floor is locked and not available to guests

Top Floor (via steep spiral staircase)

- Bedroom with double bed (160cm), and en suite shower room with WC

Outside Grounds

- Swimming pool (L shaped, main part 11.5x6.5m, depth: 1.5m) with counter-current system. Open approximately mid-June to end of August
- Shower and WC
- Gas barbecue
- Upper terrace (first floor) with lake views

Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Satellite TV
- Alarm

Location & Local Information

Villa Laguna is situated in Lazio, around an hour north of Rome, with magnificent views of Lago di Bracciano.

It's a short stroll up the hill to the heart of Bracciano, a picturesque medieval town perched high above the volcanic lake with enchanting cobbled lanes, pretty squares, steep steps and an impressive 15th century castle which you can visit (it's where Tom Cruise and Katie Holmes once married). There is a range of charming restaurants as well as shops and supermarkets within walking distance – it really is a delightful place to stay.

Admire the lake vistas from viewpoints in the town or head down to the shores to appreciate its beauty (it's a fairly hilly walk down through the woodland or via the town). The lake is perfect for summer swimming in its clear waters or try scuba-diving, sailing and canoeing. The lakeside woods offer some wonderful trekking and cycling trails as well as tranquil spots for shady picnics. Further along the lake's shores, dine in one of the attractive restaurants serving fresh fish accompanied by local white wine.

In the summer months look out for boats connecting Bracciano to Trevignano, an historic small town that dates back to the Etruscan era and also features a wealth of summer watersports. Keen explorers should trek into the Parco Regionale Naturale di Bracciano for hiking, mountain biking and horse-riding in breathtaking natural landscapes.

It's also fantastic to be able to visit Rome for a great day out, around an hour by train from Bracciano (the station is a ten-minute walk away). Throw a coin in the Trevi fountain, shop to your heart's content in designer boutiques near the Spanish Steps and admire some of the world's most famous sites from the Pantheon to the Colosseum. Get lost in the neighbourhood of Trastevere, take a boat ride along the Tiber, enjoy bustling Roman markets and marvel at the enormity of the Vatican.

For more sedate trips away from Bracciano and the lake, Viterbo (48km) is a beautiful historic town with museums,









churches and pretty lanes to wander through or head a little further north to the spectacular village of Civita di Bagnoregio.

It is only a 30-minute drive to the coast – look out for summer lidos along the beaches of Ladispoli, find wilder shores at Spiaggia di Campo di Mare or experience the bustle of Civitavecchia with its historic sites, picturesque promenade, café terraces and many shops.

Local Amenities

Nearest Airport	**Rome Fiumicino Airport (50km)**
Nearest Airport 2	**Ciampino airport (70km)**
Nearest Beach	**Ladispoli (24km)**
Nearest Golf	**Golf Nazionale (18km)**
Nearest Restaurant	**Bracciano (250m)**
Nearest Tennis	**(4km)**
Nearest Town	**Bracciano (250m)**
Nearest Train Station	**Bracciano (700m)**
Nearest Supermarket	**(400m)**

What we love

- Stunning lake views from the villa's swimming pool and terraces
- Stroll into the heart of medieval Bracciano with its restaurants and shops, a historic town full of charm
- Swim in the clear waters of Lake Bracciano, enjoy picnics by the shore or enjoy freshly caught fish and local wine in one of the lakeside restaurants
- The lake's also great for watersports or seek out further adventures with hiking, horse-riding and mountain biking opportunities so near
- Bracciano's train station is within walking distance – from there it's only an hour to Rome!

What you should know...

- The owner advises that the house is not suitable for young children due to the nature of the swimming pool and grounds.
- The top floor bedroom is reached via steep spiral staircase.
- Please note that an additional bedroom is always closed and is not accessible to guests nor included in the total number of bedrooms.
- Please note that the use of any external caterers and/or contractors is not permitted.

Terms & Conditions

- **Security deposit:** €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **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?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Please note that an additional bedroom is always closed and is not accessible to guests nor included in the total number of bedrooms. Please note that the use of any external caterers and/or contractors is not permitted. Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Other Cleaning:** Daily cleaning also included

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Yes.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** 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.