San Zeno

Region: Italian Lakes **Sleeps:** 8

Overview

San Zeno is a modern, eco-friendly villa overlooking Lake Garda, ideal for those seeking easy access to nearby beaches, villages, and hiking routes. This spacious villa, designed for up to eight guests, features a large terrace with stunning lake views and has been thoughtfully built with sustainability in mind.

The villa is equipped with underfloor heating and cooling system, Wi-Fi, and a Smart TV. The owners have focused on reducing environmental impact, using local wood for the exteriors, high-quality natural mattresses, and 100% cotton linens. It also boasts a green roof that provides natural light and an air filtration system.

The villa is all on one level, with a living room, a fully-equipped kitchen, and a TV lounge. Three double bedrooms offer either en-suite or separate bathrooms, all with access to the terrace. If needed, two children can sleep on the double sofa bed in the TV room. Outdoors, the property features a garden with a wraparound terrace, covered seating, a gas BBQ, and a private pool with incredible views.

Explore the surrounding area by hiking Monte Baldo or enjoying a guided horse trek. The villa is also close to lake beaches for sunbathing and relaxation. Nearby villages include San Zeno di Montagna (5km away) and Castelletto di Brenzone (8km), both offering shops, restaurants, and a beautiful beach for a day out.









Facilities

Private Pool • Boat Trips • Eco Friendly (Sustainable) • Wellness • Ideal for Kids • Walking/Hiking Paths • <1hr to Airport • Villa • Watersports • Wine Tasting • Recommended • Canoeing/Kayaking • Golf Nearby • Historical Sites • Cycling • Sailing • Maid Service Available • Ideal for Teens • Cots (Cribs) • Has Discount • Has Offer • Special Offer • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • Lakes and Mountains • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Smart TV • Sauna/Steam • Heating • Pre-Stocked Fridge Available • Water park • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa (150m2)

- Fully-fitted kitchen with kitchen island, pantry, table seating eight guests, oven, induction hob, fridge freezer with ice machine, soda stream and coffee machine
- Living room with terrace access, L-shaped sofa and bookshelves
- Bedroom with double bed (190cm x 200cm), terrace access and en-suite bathroom with shower, sink and WC
- Bedroom with double bed (190cm x 200cm), terrace access and en-suite bathroom with bath, shower, sink and WC
- Bedroom with double bed (190cm x 200cm), terrace access and a separate bathroom with shower, sink and WC
- TV room with double sofa bed and TV
- Laundry room
- Guest WC

Outside Grounds (200m2)

- Private swimming pool (5m x 3m)
- Garden with lawned area, herb beds and olive trees
- Vast lakeview terrace
- Roof terrace
- Covered dining table
- Outdoor sofas
- Sun loungers and parasols
- Gas barbecue
- Finnish sauna (available soon)
- Parking

Additional Facilities

- Wi-Fi
- Air filtration system
- Underfloor heating and cooling
- Cot and high chair (on request)









Location & Local Information

San Zeno is a stylish villa overlooking Lake Garda, ideal for exploring walking trails, nearby towns, and the lake by boat.

The nearby village of San Zeno di Montagna (5km) offers restaurants, a park, scenic walks, and the Jungle Adventure Park, which is perfect for a fun-filled day with tree-top climbing. Castelletto di Brenzone (8km) is another charming village with a rich history, including Roman villa ruins, the Rock of Castelletto, a castle, and the Ethnography Museum. It also features shops, restaurants, a lively market, and a beautiful lake beach for sunbathing or water sports. Hiking enthusiasts can take the Monte Baldo cable car or book a guided trek for stunning views.

From Castelletto di Brenzone, a full-day boat trip can take you around Lake Garda, visiting towns like Bardolino, Lazise, Sirmione, and Manerba. Sirmione, 51km away, is famous for its Roman ruins, including the Grotto of Catullus and Scaligeri Castle. The town also offers natural thermal springs, with Aquaria Thermal Spa being a great choice for families to relax together.

For a change of scenery, Verona is just 46km away and is well worth the drive. Known for its Shakespearean connections, Verona offers historical sites, including the Roman Arena and Juliet's Balcony, making it a perfect day trip from Lake Garda.

Local Amenities

Nearest Airport	**Verona Villafranca airport (45km)**
Nearest Airport 2	**Milan Linate Airport (161km)**
Nearest Restaurant	**(5km)**
Nearest Supermarket	**(5km)**
Nearest Bar/Pub	**(5km)**
Nearest Town	**Garda (18km)**
Nearest City	**Verona (49km)**
Nearest Ferry Port	**Garda (18km)**
Nearest Beach	**Pebbly lake beach (6km)**









Nearest Golf	**Golf Ca' Degli Ulivi (14km)**

What we love

- San Zeno is a newly built home which has been sustainably constructed and utilises natural materials
- The home is set on a verdant hillside, with uninterrupted views of Italy's Lake Garda
- The garden at San Zeno is a serene idyll where you can swim in the private pool and dine al-fresco on the covered terrace
- There are lots of villages and towns dotted around the lake, including the village of San Zeno di Montagna, 5km away, the village of Castelletto di Brenzone and its beach, 8km away, and Garda town, 14km away

What you should know...

- Access to the home is via a steep gravel lane, so guests are advised to select an SUV or a 4WD when hiring a car.
- The villa can sleep eight guests if you are utilising the double-sofa bed in the TV room.
- For larger properties it is possible to rent Villa Regina (https://www.oliverstravels.com/italy/italian-lakes/lake-garda/villa-regina/), located on the same estate.
- The pool is not fenced, so children should be supervised when outdoors.
- 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.
- Please note home security devices may be installed at the villa, please enquire for further information.
- Please note that occasional garden and pool maintenance may be carried out by external staff during your stay, to ensure the property remains in pristine condition. For any additional information please enquire.

Terms & Conditions

- **Security deposit:** €800 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. - 8.00 p.m. Late arrival between 8.00 p.m. and 10.00 p.m. is possible on request at an extra cost(payable locally in cash). Please enquire for further 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 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. Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Flexible.

- **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.

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

- **Minimum stay:** 3 nights in low season. 7 nights during all other periods. All other durations on request.

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

- **Tax:** Italian Visitors Tax payable locally in cash (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.

- **Pool opening dates?:** The pool is open approximately 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.