

# Villa Nula

Region: Liguria    Sleeps: 10

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## Overview

Surrounded by luxury homes, looking out towards the dazzling blue sea and Rapallo's port, you will find Villa Nula. This is a delightful home which offers spacious accommodation and a vast garden. The home is just 1.5km away from the bustling centre of Rapallo town and from the closest beach, meaning you could not wish for a better setting for exploring the Italian Riviera.

If you seek a home close to the centre of a lively town yet within a quieter residential area, Villa Nula is an ideal choice. Whether you are planning to take an Italian summer break with your family or a group of friends, this expansive three-storey home can sleep eight guests comfortably.

This large villa is an authentic Italian family home, built and decorated in a typically Ligurian style. The home blends old and new, offering a mixture of antique furnishings and traditional decor combined with modern amenities such as Wi-Fi, coffee machines and Smart TVs. Wherever you are in the house, you can view panoramic sea vistas from the floor-to-ceiling windows, balconies and the idyllic garden.

The heart of the home is the main living room on the ground floor, which has several sofas and a Smart TV and opens out onto the leafy garden. In addition to this, your group can gather around the table in the dining room unless you prefer to dine al fresco. There is also a further living space within the grounds with more seating and a pool table. If you have older children, they would love having this space to hang out away from their parents.

When preparing meals or snacks, you can choose between using the fully-fitted kitchen within the house or using the summer kitchen outdoors for barbecuing or making your pizzas with the wood-burning oven.

The five bright, airy bedrooms are set over the first and second floors. There are two double bedrooms with balconies on the first floor and a twin room. While on the second floor, you will find two more double bedrooms with balconies and en-suite bathrooms. The villa has five well-equipped bathrooms, some offering baths and showers and others with just showers, so you can find a bathroom to suit your needs.

Outdoors, the house is enveloped by a garden with lawns, flower beds and towering trees. The tiered garden and numerous terraces have plenty of space for the children to play while you relax on a sun lounger with your favourite book. Swimming in the private pool will refresh you when you wish to cool down.

The villa's location is wonderful, and you can discover the closest shops, cafes and restaurants just 2km away in the centre of Rapallo. This colourful town is popular with locals and visitors who flock here to explore the pretty



town centre and to relax on the beaches. The town also has a port where you can board boats to Portofino or go out on full-day snorkelling or dolphin-spotting trips.

Rapallo is just one of countless villages, towns and cities you can easily reach. Some others include Camogli, which is 8km away; Portofino, which is 9km away; and Genoa, a 28km drive away.

## Facilities

Chef/Cook Available • Villa • Wow Factor • Tennis Nearby • Rural Location • Cots (Cribs) • Maid Service Included • Golf Nearby • Beach Nearby • Wi-Fi/Internet • Yoga Classes Available • Transfers Available • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • Smart TV • Pool/Snooker • Working Fireplace/Woodburner • Heating • Parking Space • Seaview • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Features

### Villa Interior (500m2)

#### Ground Floor

- Living room with garden access, sofas, TV and bookshelves
- Sitting room with pool table
- Dining room with garden access and dining table seating 6
- Fully-fitted kitchen with breakfast table, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Guest WC

#### First Floor

- 2 x Bedrooms with balcony, double beds and TV
- Bedroom with twin beds with outdoor access, and TV
- Bathroom with bath, shower, double sink, bidet and WC

#### Second Floor

- Bedroom with balcony, double bed, TV and en-suite bathroom with bath, shower, sink, bidet and WC
- Bedroom with balcony, double bed, TV and en-suite bathroom with bath, shower, sink, bidet and WC

### Outside Grounds (1500m2)

- Swimming pool, open approximately May-October, heated upon request
- Vast garden with lawns, terraces and established trees
- Sunroom with sofas, pool table and bathroom with shower and WC
- Outdoor kitchen with wood-burning oven and barbecue
- Al-fresco dining tables
- Poolside sun loungers
- Sea-view balconies
- Deckchairs and armchairs
- Parking for 3 cars

## Facilities

- Wi-Fi
- Smart TVs
- Iron and ironing board
- Hairdryers





# Location & Local Information

Rapallo, on the Riviera di Levante in Northern Italy, has been a popular holiday destination for hundreds of years. With stunning surrounding countryside, plenty of beaches and a beautiful town centre filled with historic attractions and restaurants, it is easy to see why people love Rapallo. While staying here, you could spend lazy days walking in the hills, swimming in the sea or heading out to neighbouring towns such as glamorous Portofino.

Just 2km from Villa Nula, you will find yourself in the heart of the action, wandering the winding, pastel-hued streets of Rapallo. This former fishing village has grown over the centuries and now offers many shops, cafes, bars and restaurants. If you like browsing market stalls, the flea market here is fantastic, or you would like to book a wine tasting at the home of a resident, there is so much to see and do in Rapallo to keep you occupied! Lining the town, there are a few gorgeous beaches and a port for boat trips. You can visit historic attractions in the centre such as the 16th-century "Castle on the Sea". This impressive coastal castle can be seen on all of the town's postcards and fridge magnets and is the symbol of Rapallo; you should stop off here for a visit. For something a little different, why not take a fun and scenic cable car ride up the hills and enter the incredible Sanctuary of Our Lady of Montallegro, an ornately decorated and frescoed church hailing from the 1500s? The church was cut off from the town until the cable car was constructed. You can also access walking trails from the top and a restaurant here.

Make sure to set aside a day to drive to Portofino, which is 9km away, or maybe you would prefer to approach this picturesque town from the sea, if so you can take a boat trip from Rapallo, you may even spot some of the native dolphins on the way or opt to combine your trip with a snorkelling stop. Portofino is the quintessential Italian seaside town known for its designer stores, such as the Balenciaga and Gucci stores. After a morning of shopping and a lazy brunch, you could even treat yourself to a spa afternoon.

If you are keen on long walks and wish to explore some of the nearby scenery, you can also take a boat ride from Portofino to San Fruttuoso which offers a secluded beach, hiking trails, an beautiful historic Abbey and an impressive underwater statue of Jesus Christ. San Fruttuoso sits within the Regional Park of Portofino, which is a delightful protected area of parkland.

## Local Amenities

Nearest Airport	Genova Airport (38km)
Nearest Ferry Port	Genova Port (37km)



Nearest Train Station	Rapallo Train Station (2km)
Nearest Village	Rapallo (2km)
Nearest Bar/Pub	(1km)
Nearest Supermarket	(800mt)
Nearest Golf	Golf Rapallo (2km)
Nearest Beach	Public beach Pomaro (2km)
Nearest Tennis	ASD Tennis Club Le Mimose (4km)
Nearest Restaurant	(1km)
Nearest Town/City	Genova (28km)

## What we love

- Villa Nula is a lovely family home which offers guests staggering views over the Ligurian Sea and the undulating hills
- With large living spaces and five warm and welcoming bedrooms, this typically Italian villa is the ideal choice for a trip with family or your closest friends
- The garden here is a beautiful space where you can enjoy the warm weather by dining outdoors and swimming in the freeform swimming pool
- Cleaning and gardening staff will be on hand 7 days a week to keep the home and grounds looking perfect for guests

## What you should know...

- If you would like to have the inviting swimming pool heated, this is offered for an additional fee.
- You will require a car to drive to Portofino or visit the city of Genoa. The home boasts three car parking spaces for your use.
- Please note that an extra bed or baby bed can be added with extra cost per day.
- The villa delightful pool isn't fenced, children must be supervised.
- The villa is set over two floors and has a tiered garden, meaning it would not suit those with reduced mobility.

# Terms & Conditions

- **Security deposit:** €3000 charged to client's credit card by the owner one month before/upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3.00 p.m to 6.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 9.00 a.m to 11.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** One cot is available on request with extra cost €10 per day, payable locally. Weddings, stag/hen parties and any special events are not allowed. The villa delightful pool isn't fenced, children must be supervised. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Everyday apart from Sunday.
- **End of stay cleaning available?:** No. €400, payable locally. This is for a standard changeover clean. 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.
- **Pool heating charge?:** On request only. Extra of €500 per week will apply (payable locally).
- **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 May-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: 010046-LT-1816 - CIN: IT010046B4XZJDBGLQ