

# Casa Barbo

**Region:** Italian Lakes   **Sleeps:** 14

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## Overview

Casa Barbo stands as a spacious haven on the shores of Lake Garda, providing a serene Italian escape with exclusive access to a private lake beach. This expansive residence caters to the needs of up to fourteen guests, making it an excellent choice for families and groups seeking lakeside accommodation for their summer break.

The heart of Casa Barbo is its generous living space, adorned with comfortable sofas, armchairs, a cosy wood burner, and a television. This room offers breathtaking views of the lake and the distant mountains and seamlessly opens onto a furnished terrace, inviting you to bask in the beauty of the surroundings. Within this vast open-plan living area, a well-appointed bar awaits for evening drink mixing, and a formal dining table capable of seating twelve adds an element of sophistication to shared meals. The spacious kitchen, adorned with colourful tiles, is equipped with everything needed for culinary endeavours, featuring a modern oven and a Nespresso machine.

Ideal for families, the bedrooms are thoughtfully designed to cater to various needs. Three of the rooms function as spacious family suites, each providing access to sunny terraces. These rooms boast a comfortable double bed along with either an additional double sofa bed or a single bed for children. All three suites are complemented by en-suite shower rooms. Additionally, there are two more bedrooms – a twin room and a double room – ensuring flexibility in accommodation.

The property features a fantastic garden—the expansive lawned spaces and a brilliant climbing frame guarantee endless fun. The focal point of the outdoor space is the private swimming pool, inviting you to lie under the sun. Beyond the garden gate lies direct access to the lake, offering the option to paddle in its tranquil waters. Completing the outdoor experience are comfortable lounge areas and dining tables, providing the perfect backdrop for al fresco moments.

## Facilities

Waterfront • Lakes and Mountains • Washing Machine • Villa • Coffee Machine • Hairdryer • Cycling • Tennis Nearby • Historical Sites • Watersports • Wi-Fi/Internet • Walking/Hiking Paths • Tennis Court • Air-Con • Walk to Beach • Beach Nearby • Table Tennis • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Outdoor Games • Heating • Caretaker/Owner on Site • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interior (over two floors - 250m2)

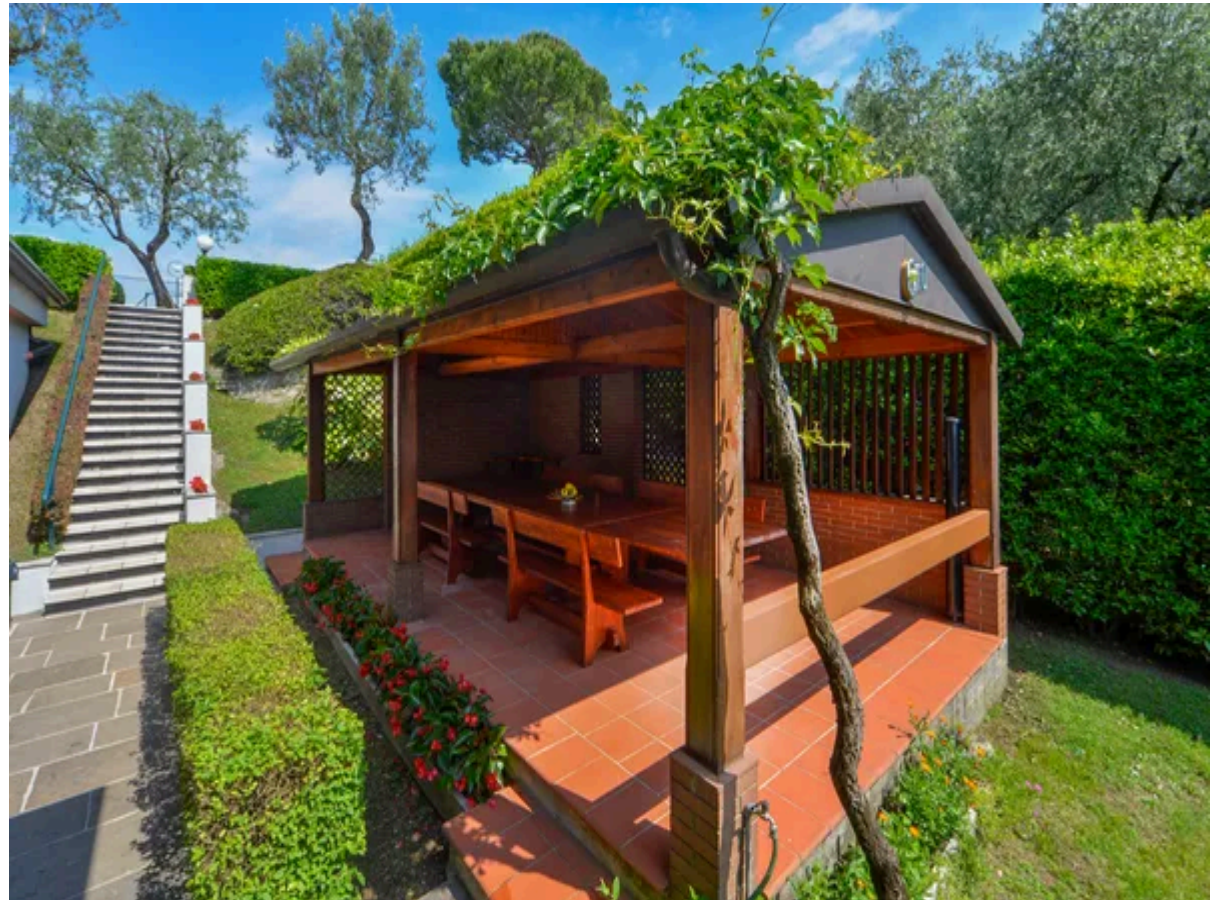
- Living room with terrace access, sofas, armchairs, fireplace and TV
- Dining room with terrace access and table seating 12
- Bar area
- Kitchen with oven, hob, fridge, freezer, dishwasher, microwave, toaster, Nespresso machine and kettle
- Bedroom with terrace, double-sized bed, double-sofa bed and en-suite bathroom with shower, sink, bidet and WC- 2 x bedroom with terrace, double-sized bed, single bed and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed
- Bedroom with two single beds
- Guest WC

## Outside Grounds (4000m2)

- Garden with lawns, shrubs and trees
- Access to lake beach
- Private swimming pool (16m x 8m, depth: 0.6-3.5m) open approximately from beginning of April to end of October
- Al-fresco dining tables
- Private tennis court
- Children's climbing frame
- Table tennis
- Stand up paddle boards
- Sun loungers and parasols
- Barbecue
- Wood burning oven
- Guest WC
- Covered parking area for up to 3 cars, open parking area for 3 or more cars

## Additional Facilities

- Wi-Fi
- Air conditioning (only in 3/5 bedrooms)
- Central heating
- Fans
- 42 inch Smart TV
- Iron and ironing board
- Baby cot and high chair (on request for additional cost)





# Location & Local Information

Casa Barbo is the perfect base for a delightful holiday on the western shores of Lake Garda, where the charming town of Moniga del Garda beckons just a few kilometres away. This home offers guests expansive grounds and access via a private gate to the beach, while some of the town's most-loved towns are within easy reach. The villa is located in a private residential community, about 1.5km from the Port of Moniga.

This picturesque town of Moniga del Garda offers a dual experience with an inland area boasting shops, restaurants, and a historic castle, while the harbour area invites relaxation on its beaches and opportunities for boat trips around the lake and to locations such as Desenzano del Garda and Sirmione. Moniga del Garda provides a tranquil retreat with its serene inland ambience and vibrant lakeside activities. The castle adds a touch of history to the town, perfectly blending old-world charm and modern amenities.

For more exploration, a short 10km drive takes you to Desenzano del Garda, a town rich in history and vibrant energy. Here, immerse yourself in the lively atmosphere of the town's streets, explore its shops, dine in its restaurants, and indulge in the local culture. The town's proximity makes it an easily accessible destination for a day of exploration and meals out in the evening.

Another gem of Lake Garda, Sirmione, is just 20km away and offers a unique experience. Located on a medieval peninsula jutting into the lake, Sirmione is a captivating destination known for its historic charm. Wander through narrow streets lined with quaint shops, savour lakeside dining, and visit the famous Scaligero Castle. The small peninsula has lots to offer visitors, including thermal spas, formal gardens and Roman attractions.

The picturesque surroundings also provide ample opportunities for walks, allowing you to explore the region's natural beauty.

## Local Amenities

Nearest Airport	Verona Airport (46 km)
Nearest Airport 2	Milan Bergamo Airport (87 km)
Nearest Train Station	Desenzano Del Garda Train Station (12 km)
Nearest Village	Moniga Del Garda (2 km)
Nearest Town	Brescia (45 km)
Nearest Tennis	Within the property
Nearest Golf	Gardagolf Country Club (6 km)



Nearest Beach

**Spiaggia Porto**  
(3 km)

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## What we love

- Living in this villa is a unique experience in the history of design, and all completely surrounded and immersed in the breathtaking views of the lake from every corner.
- As the home can sleep 14 guests, this villa is perfect for a large group of friends or an extended family.
- The expansive garden is a wonderful oasis where you can swim in the private pool and dine outdoors.
- The house is just few kilometres away from Moniga del Garda where you will find a castle, shops and restaurants.

## What you should know...

- Guests are able to book extras such as grocery shopping, excursions, massages, drivers and airport transfers.
- A tennis court is at your disposal; however, please be aware that it is of an older vintage look, best suited for amateurs.
- Some of the bedrooms are family suites, there are five bedrooms to sleep fourteen guests.
- There is a custodian living in a cottage within the grounds who will not cause any disturbance to your group.
- All bathrooms undergoing renovation until February 2025.

# Terms & Conditions

- **Security deposit:** There is no security deposit, however guests need to pay a non-refundable 'Damage Waiver Fee' of €7 per day per villa, payable locally (as a form of insurance - full policy details are available on request).
- **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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per stay will apply (payable locally).
- **Other Ts and Cs:** 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. Baby cots and high chairs are available on request, subject to a delivery charge of €20 per booking. Cots are equipped with sheets. Please, bring your own pillows and blankets. Pre-booking is required. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other days on request.
- **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?:** Not allowed.
- **Minimum stay:** 7 nights. 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 beginning of April to end of 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** IT017109C22ZRLJKQR.