

# Casa Cedrata

**Region:** Italian Lakes   **Sleeps:** 8

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## Overview

Casa Cedrata, a modern and elegant residence, beckons guests to experience the epitome of comfort and style on the Western shores of the magnificent Lake Garda. This expansive home is tailor-made for groups of up to eight, ideal for families or couples travelling together.

Distinctively, Casa Cedrata is ingeniously designed as two apartments, a one-bedroom and a two-bedroom, interconnected by a staircase, fostering communal and private spaces. The shared garden, an outdoor haven in the splendid Italian climate, adds to the allure of this extraordinary dwelling and has plenty of space to relax in the sun.

On the ground floor, Apartment One unfolds with a spacious living and dining room, with a corner sofa and Smart TV, seamlessly connecting to the exquisite garden. A fully fitted kitchen, resplendent in sleek white design, boasts all essential appliances and gadgets, complemented by a convenient breakfast table. The bedroom on this floor, featuring lake views, a double bed, and a TV, shares access to a spacious shower room with the living area.

Ascending to the first floor unveils the two-bedroom apartment, where the master room indulges in lake views, a double bed, and an en-suite bathroom with an enticing bath. The second bedroom opens onto a terrace, offering a cosy double bed. The upper level also houses a charming living room, equipped with a kitchenette and a double-sized sofa bed, accompanied by a piano for delightful evenings.

Outdoors, the meticulously landscaped garden enchants with lawns, sea-view terraces, a dining area with a gas barbecue, and a private pool featuring Roman steps. Access to the lake is granted through a private gateway, leading to a picturesque, pebbled beach, just one of the numerous lake beaches in this area.

If a venture into town is on the agenda, Salò, a charming locale, is a mere 3km away. This town, along with many others, is easily reachable by car and offers a diverse range of dining, shopping, and cultural experiences. You can also reach many more towns or explore the vast lake by boat.

Casa Cedrata epitomises a harmonious blend of modern luxury, scenic beauty, and convenient accessibility, promising an unforgettable retreat on the shores of Lake Garda.

## Facilities

Walking/Hiking Paths • Lakes and Mountains • Washing Machine • Villa • Coffee Machine • Hairdryer • Boat Trips • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Walk to Beach •



Ground Floor Bed & Bath • Wi-Fi/Internet • Golf Nearby • Air-Con • Wine Tasting • Private Pool • Garage • Table Tennis • Beach Nearby • Chef/Cook Available • Cots (Cribs) • Spa Treatments Available • Transfers Available • Babysitting Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior

### *Apartment One (Ground floor)*

- Living room with garden access, corner sofa and TV
- Dining area with table seating six
- Fully-fitted kitchen with breakfast table, oven, hob, fridge freezer, dishwasher, toaster and coffee machine
- Bedroom with lake views, double bed and TV
- Bathroom with shower, sink and WC (two entrances; one through the living room and one through the bedroom)

### *Apartment Two (First floor)*

- Living space with terrace access, kitchenette, double sofa bed and piano
- Bedroom with lake views, double bed, TV and en-suite bathroom with bath, shower, sink and WC
- Bedroom with terrace access and double bed
- Bathroom with shower, sink and WC

## Outside Grounds

- 2000m2 garden with lawn and fragrant planting
- Private beach access
- Private swimming pool (8m x 3m, max depth: 1.4m)
- Lake view terraces
- First floor terrace with sofas and swinging seat
- Al-fresco dining area
- Outdoor sofas
- Sun loungers
- Barbecue
- Parking

## Additional Facilities

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





# Location & Local Information

Embarking on a holiday to the Western shores of Lake Garda promises an enchanting retreat filled with picturesque landscapes and access to many activities and attractions. Your residence, Casa Cedrata, is a haven situated right on the water's edge, boasting exclusive private beach access.

The six km-long promenade along the shoreline invites strolls with captivating lake views. It is an ideal pathway for a morning jog or a romantic evening walk. Nestled within the nearby villages are charming bars and restaurants offering an authentic taste of local cuisine. However, a short 3km trip to Salò is highly recommended for a more extensive selection of dining options and attractions.

Salò, with its rich history and culture, is a captivating town. Explore the historic heart

with its impressive cathedral and vibrant markets. The lakeside promenade has cafés and shops, providing an inviting atmosphere for a leisurely afternoon. The Museum of Salò delves into the town's past, showcasing artefacts and art that reflect its heritage.

Back at Casa Cedrata, the local offerings extend beyond the promenade. Hillside walking trails offer stunning panoramas, while bike rides along the lakeside promenades provide a delightful way to explore the area. Water sports enthusiasts can indulge in activities like windsurfing and paddleboarding, adding an adventurous touch to the serene waters.

Venturing further, the exploration of Lake Garda continues with visits to charming towns and cities accessible by car and boat. Limone sul Garda, a 37km drive away, presents a postcard-perfect setting with lemon groves cascading down the hillsides. Alternatively, take a boat trip to Garda, immersing yourself in the town's medieval charm, or visit the enchanting Sirmione with its iconic Scaligero Castle and the renowned Grotte di Catullo archaeological site.



## Local Amenities

Nearest Airport	Verona Villafranca Airport (60km)
Nearest Airport 2	Milan Bergamo Airport (89km)
Nearest Airport 3	Milan Malpensa Airport (172km)
Nearest Restaurant	La Cariola Sbusa (2km)
Nearest Bar/Pub	Hanta Yo (4km)



Nearest Supermarket	Itaimark (2km)
Nearest Beach	Private access to lake beach
Nearest Town	Salò (3km)
Nearest City	Brescia (40km)

## What we love

- Casa Cedrata offers panoramic views over Lake Garda and is just a few steps away from the nearest lake beach.
- This spacious and modern villa comprises two apartments which are linked, perfect for two couples or small families.
- Step outdoors and you will find the brand-new swimming pool and a beautifully kept garden with lake access.
- Lake Garda is surrounded by gorgeous towns and villages, the closest of which is the bustling town of Salò which is just 3km away.

## What you should know...

- The villa consists of two interconnected apartments, allowing guests to travel together while enjoying privacy.
- The home offers private access to a lake beach; you must cross a tranquil road to reach the beach.
- If you wish to travel by car, on-site parking for up to four cars is available.
- Please note that whilst this property comfortably sleeps 8 guests, 2 guests will be accommodated on the sofa bed.

# 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 day will apply (payable locally).
- **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:** Saturday from approximately mid-May to end-September. Flexible during all other periods.
- **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?:** Outside only.
- **Minimum stay:** 7 nights from approximately mid-May to end-September. 5 nights during all other periods.
- **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 from approximately March-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.
- **Property Licence Number:** Pending.