

# Villa Annunziata

**Region:** Amalfi Coast   **Sleeps:** 10

---

## Overview

Villa Annunziata, situated in Massa Lubrense on the stunning Amalfi Coast, is a charming 5-bedroom villa designed to accommodate up to 10 guests. This spacious retreat features a well-thought-out layout with five tastefully decorated bedrooms, each providing a comfortable and private space. Four bedrooms are spread across the main villa's two floors, and the final bedroom can be found in a separate annexe, accessed externally. The open-plan living and dining areas create a welcoming atmosphere, and the fully equipped kitchen is perfect for preparing meals with local ingredients.

The villa's outdoor grounds are a highlight, with a rooftop terrace and shaded areas ideal for relaxation under the Mediterranean sun. Further sea view terraces boast outdoor dining furniture and an outdoor kitchen. A shared swimming pool with spectacular views of the coastline is accessible via a private driveway with 200 steps.

Conveniently located just 1.5 km from Massa Lubrense's town centre, Villa Annunziata offers easy access to local shops, restaurants, and attractions. Nearby beaches, scenic hiking trails, and historical sites, including Sorrento and the Amalfi Coast, ensure a memorable and enjoyable stay for all guests.



## Facilities

TV • Historical Sites • Watersports • Cycling • Walking/Hiking Paths • Villa • Washing Machine • Sailing • Boat Trips • Hairdryer • Seaview • Walk to Beach • Wine Tasting • Air-Con • Wi-Fi/Internet • Ground Floor Bed & Bath • Coffee Machine • Shared Pool • Cots (Cribs) • Beach Nearby • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Breakfast Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Dishwasher • Microwave • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors

### Lower floor

- Living room with sofa, TV and armchair
- Fully equipped kitchen with dishwasher, fridge freezer, coffee machine, oven, microwave, kettle and toaster
- Bedroom with twin beds (suitable for children)
- Bathroom with shower and WC

### Upper floor

- 3 x bedrooms with queen size beds, TVs and ensuite bathrooms with showers and WCs

### Annexe (accessed via external staircase)

- Bedroom with queen size bed and ensuite bathroom with shower and WC

## Outside Grounds

- Shared swimming pool (accessed via a private driveway that includes 200 steps), open from approximately mid-June to mid-September
- Terrace with dining table and outdoor kitchen with 4 ring hob
- Roof terrace with sun loungers
- Barbecue
- Parking

## Facilities

- WiFi
- TV
- Air conditioning
- Washing machine
- Hairdryer
- Iron



# Location & Local Information

Villa Annunziata, situated close to the charming town of Massa Lubrense, offers a prime location for exploring Italy's beautiful Sorrentine Peninsula. Just 2km from the town centre, visitors can enjoy local shops, restaurants, and a rich array of traditional eateries. Nearby Sant'Agata sui Due Golfi (6 km) and the vibrant town of Sorrento (8 km) also provide additional cultural and culinary experiences.

For beach lovers, the pebbly Punta Lagno is a mere 200 meters away, while the sandy shores of Cala di Puolo are 5 km from the villa. The nearby Marina della Lobra is perfect for snorkelling and swimming in pristine, crystal-clear waters.

Cultural enthusiasts can explore historical sites such as Pompeii and Herculaneum, which are accessible via the Circumvesuviana train station, 8 km away. The villa's location also allows easy day trips to Positano (24 km), Amalfi (38 km), and Ravello (45 km), which are known for their breathtaking views and historical landmarks.

Local food and wine can be savoured in nearby restaurants or through farm tours, offering an authentic taste of the region's rich culinary heritage.

## Local Amenities

Nearest Airport	Naples International Airport (61km)
Nearest Airport 2	Salerno Costa d'Amalfi Airport (84km)
Nearest Village	Massa Lubrense (2km)
Nearest Beach	Pebbly beach - Punta Lagno (200m)
Nearest Beach	Sandy beach - Cala di Puolo (5km)
Nearest Restaurant	Massa Lubrense (2km)
Nearest Supermarket	Massa Lubrense (2km)
Nearest Bar/Pub	Massa Lubrense (2km)
Nearest City	Salerno (66km)



## What we love

- Beautifully landscaped gardens with al fresco dining options and ample sun loungers.
- A fully equipped kitchen and stylish interiors provide all the comforts of home.
- Close to Massa Lubrense town centre, beaches, and local attractions, including Sorrento and the Amalfi Coast.

## What you should know...

- The nearest beach is just a short walk away, offering a scenic route with 200 steps.
- To fully explore the fantastic attractions of this region, we suggest hiring a car for convenience. Please note that the parking area is designed for smaller vehicles.
- The communal pool, shared with guests from neighbouring villas, is accessed via a private driveway featuring 200 steps. It is available for use during designated hours.
- 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.

# Terms & Conditions

- **Security deposit:** €500 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. 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 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.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €490, 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:** 3 nights. All other durations on request.
- **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 opening dates?:** The shared pool is open from approximately mid-June to mid-September. 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:** CIN: IT063044C2XMW8QLZZ