Villa Bollicine

Region: Veneto **Sleeps:** 12

Overview

In this wonderful corner of northern Italy, Villa Bollicine offers an attractive setting for family and friends to reconnect in style. Set just 11km from the centre of Trieste, this spacious villa offers contemporary comforts and a sociable base for up to 12 guests. From poolside afternoons to long dinners by the barbecue, this is a home that invites togetherness.

Spread across two distinct yet connected spaces, the main villa hosts a ground-floor en suite double bedroom, an open-plan kitchen-diner and lounge with doors opening to the covered terrace. Upstairs, another living area with a large sofa and TV provides a quiet space to unwind alongside a double, twin and shared shower room.

The guest annexe, accessed from the rear, is a duplex retreat of its own. With a spiral staircase, lounge with sofa bed, kitchen corner and a double bedroom, it offers just the right amount of privacy for guests seeking a little independence.

Outside, the swimming pool glows in the evening light, perfect for cooling off after days exploring the coast. A sauna adds a touch of charm and indulgence, while the patio areas set the stage for lazy lunches or a sunset aperitivo. With air conditioning and Wi-Fi throughout, you can stay as connected (or unplugged, as you choose).

Villa Bollicine is located on the edge of the village of Prosecco, a name that evokes celebration (though today the sparkling wine is no longer produced in the area). From here, stroll to local restaurants and shops or follow the steep hillside path to the seafront and the romantic Miramare Castle.

Trieste is just a short drive away (or hop on the bus from Prosecco). This cultured, sea-facing city exudes old-world charm with grand squares, literary cafés and a striking blend of Central European and Mediterranean influences.

Whether you're day-tripping into Slovenia, exploring Trieste's cobbled streets or simply lingering poolside with a cool drink in hand, Villa Bollicine is your gateway to a joyful, flavour-filled adventure on Italy's northeastern coast.









Facilities

Carbon Monoxide Detector • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Watersports • Historical Sites • Ideal for Kids • Cycling • Boat Trips • EV Charger • Villa • Private Pool • Wine Tasting • Air-Con • Fishing • Recommended • Cots (Cribs) • Chef/Cook Available • Pets on Request • Ideal for Teens • Beach Nearby • Ground Floor Bed & Bath • Parking Space • Walk to Restaurant • Wi-

Fi/Internet • BBQ • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Laptop Friendly Workspace • Indoor Games • Dishwasher • Microwave • Smart TV • Sauna/Steam • Outdoor Games • Heating • Water excursions/Boat trips • Board games • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

The Villa (200 sqm)

Ground Floor

- Open-plan living-dining area and doors opening to terrace
- Open-plan kitchen, well-equipped including oven, toaster, kettle, blender and coffee maker
- Bedroom with queen-size double bed (160cm), garden access and air-conditioning
- En suite bathroom with walk-in shower, hand basin and WC

First Floor

- Living room with large sofa, TV and terrace
- Bedroom with queen-size double bed (160cm), sofa-bed, doors opening to upper terrace and air-conditioning
- Bedroom with two single beds (90cm each), doors opening to upper terrace and air-conditioning
- Bathroom with walk-in shower, hand basin and WC

Guest House Annexe (access at back of villa)

Ground Floor

- Small living area with TV, sofa-bed and small kitchen including gas hob and dishwasher
- Bathroom with shower, hand basin and WC

First Floor (via open-tread spiral staircase straight into the bedroom)

- Bedroom with queen-size double bed (160cm) and air-conditioning

Outside Grounds (400m2)

- Swimming pool (9x4m, depth: 1.5m)
- Poolside sun beds
- Poolside sauna
- Covered terrace with al-fresco dining table and outdoor lounge
- Barbecue
- Upper terrace
- Parking (two cars, cover for one)
- EV charger

Additional Facilities

- Air-conditioning (bedrooms only)
- Ironing facilities









Location & Local Information

Just outside the village Prosecco, Villa Bollicine offers a wonderful base from which to explore the vibrant region surrounding Trieste. Just a short stroll from the village centre (via local roads, no pavement), this attractive residential neighbourhood enjoys scenic walking and biking trails on your doorstep. The village itself gave its name to the famous sparkling wine, though today it's no longer known for its wine production. From here, you can descend on foot to the picturesque seafront and visit the majestic Miramare Castle – a 35-minute walk down, though be prepared for a longer climb back!

In just a brief drive or taxi/bus ride from Prosecco, you'll find yourself in the heart of Trieste (11km), a historic port city full of faded grandeur and Habsburg-era elegance. Wander its grand piazzas, sip espresso in atmospheric cafés and take in sweeping views of the Adriatic. The city's maritime character blends beautifully with its Central European heritage, creating a culture-rich destination perfect for relaxed exploration.

Don't miss the Old Town, where narrow cobbled lanes wind past medieval churches and Roman ruins. Climb up to Castello di San Giusto for panoramic vistas, then head down to the waterfront to enjoy the vibrant atmosphere. With cycling tours and sailing excursions available nearby, Trieste is not only for culture lovers but for active explorers too. Golf enthusiasts will also appreciate the Trieste Golf Club, just 15 minutes away.

Villa Bollicine is perfectly placed for unforgettable day trips into Slovenia. Visit the fairytale coastal town of Piran, delve into the awe-inspiring Postojna Cave and the dramatic clifftop Predjama Castle or venture into the UNESCO-listed Škocjan Caves, all within a 30 to 60-minute drive. Culture seekers will be drawn to the elegant capital Ljubljana (93km), while nature lovers can revel in the alpine beauty of Lake Bled, just under two hours away.

Meanwhile, seasonal events add to the region's charm – in summer, join locals at lively sagra festivals with music, dancing, and traditional fare. In spring and autumn, experience the rustic delight of Osmiza, where farmers open their homes to offer homemade cheeses, meats, eggs and wine. Local cuisine reflects the area's rich cultural mix – expect Mediterranean seafood alongside hearty Slovenian-influenced dishes, making every meal a celebration of this unique corner of Europe.

Local Amenities

Nearest Airport	**Trieste Airport (25km)**
Nearest Airport 2	**Ljubljana Airport (113km)**
Nearest Airport 3	**Venice Marco Polo Airport (141km)**
Nearest Beach	**Sticco Mare (lidos) (11km)**









Nearest City	**Venice (150km)**
Nearest Golf	**Trieste Golf Club (14km)**
Nearest Restaurant	**Prosecco (600m)**
Nearest Supermarket	**Conad (7km)**
Nearest Town	**Trieste (10km)**
Nearest Train Station	**Trieste (11km)**
Nearest Village	**Prosecco (500m)**

What we love

- A wonderful villa just 11km from Trieste, blending contemporary comfort with sociable indoor-outdoor living
- Cool off in the private pool, unwind in the sauna or gather for sunset aperitivi on the terrace
- It's wonderful to be able to stroll to the village of Prosecco with its restaurants, shops and local charm
- It's a short drive (or bus ride) to Trieste for a dose of culture and sea with its grand piazzas and seafront promenade
- Visit Slovenia for the day! The fairytale coastal town of Piran is less than an hour away

What you should know...

- Villa Bollicine sleeps 8-12 guests across four bedrooms and two sofa-beds. One of the bedrooms and a sofa-bed is in a duplex guesthouse/annexe (with access via the back of the main villa) – please see the "Layout" tab for full details.
- Air-conditioning is featured in bedrooms only.
- There is a ground-floor bedroom in the main part of the villa, however guests do need to be able to manage a few steps across the property.
- You can walk to the local village (along local roads, no pavement), and there are buses/taxis from Prosecco to Trieste, however a car is still strongly recommended to be able to reach amenities and explore the region (and visit Slovenia for the day).

Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card by Oliver's Travels 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. 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.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
 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.

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

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person 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.