Villa Regina

Region: Italian Lakes **Sleeps:** 12

Overview

Villa Regina, perched above Lake Garda, offers breathtaking panoramic views, surrounded by ancient olive trees and lush gardens. Set on 21 acres of private land, this newly built villa provides a tranquil escape while being close to Verona and Venice.

The villa spans three floors, each with its own entrance. The spacious, open-plan living area combines a modern country kitchen, dining room, and living room with a handmade nut wood dining table for 12 guests. Enjoy cosy evenings by the fireplace, watch movies on the 3D TV, or relax on the comfortable couches.

The villa features six bedrooms, each with stunning lake views. The four-poster bedroom, olive wood room, and nature room all have en-suite bathrooms, power circuit breakers, and black-out blinds. Bathrooms are equipped with showers, bathtubs, and bidets.

Guests can unwind in the outdoor heated whirlpool, explore the vast gardens, or enjoy al-fresco dining with a new outdoor kitchen and barbecue. The garden, carefully curated and maintained by the villa owner, includes exotic plants like banana trees, goji berries, and pineapple guava, offering a peaceful haven.

Villa Regina emphasizes relaxation and well-being, offering a luxurious, eco-friendly retreat that harmonizes with nature, making it a perfect getaway to recharge and create lasting memories.

As mentioned in...

A black and white image of a symbol Description automatically generated









Facilities

Wellness • Romantic • Walk to Village • Walking/Hiking Paths • Eco Friendly (Sustainable) • Working Fireplace/Woodburner • Wine Tasting • Recommended • Villa • Air-Con • Golf Nearby • Has Discount • Quirky (Unique) • Ideal for Teens • Cots (Cribs) • Has Offer • Special Offer • Ground Floor Bed & Bath • Wi-Fi/Internet • Waterfront • Lakes and Mountains • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Indoor Games • DVD • Hot Tub • Dishwasher • Smart TV • Sauna/Steam • Outdoor Games • Heating • Caretaker/Owner on Site • Board games • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Supports the local community (promotes local businesses) • Committed to Renewable and Green Energy • Promotes

Sustainable Living (Recycling) • Promotes Sustainable Living (Vegetable Patch) • High Chair(s)

Interior & Grounds









Villa Interiors

Ground Floor

- 2 x Bedrooms with double beds (can be converted into 2 single beds) and ensuite bathrooms with showers, WCs, bidets, and washbasins

First Floor

- Living room with fireplace, sofa, smart TV with DVD player, board games and books
- Kitchen with induction cooker, oven, fridge-freezer, wine fridge, dishwasher, coffee machines, soda stream
- Dining table seating 12 guests
- Laundry room with washing machine
- Guest WC
- Bedroom with double bed (can be converted into 2 single beds) and ensuite bathroom with shower, bathtub, WC, bidet and sink
- Bedroom with double bed and ensuite bathroom with shower, bathtub, WC, bidet and sink

Second Floor

- Bedroom with double bed
- Bedroom with 2 single beds
- Bathroom with shower, bathtub, WC, sink and bidet

Outside Grounds

- Private natural pool (8 x 4m)
- Finnish wood sauna for up to 8 people
- Several sitting and relaxing areas with sun beds, umbrellas and a hammock
- Heated jacuzzi
- Al-fresco dining for 8 guests
- Outdoor shower
- Outside table for 12 guests
- Firepit with seating
- Outdoor kitchen with charcoal 'Weber' grill and Napoleon grill with sizzle plate
- Table tennis

Additional Facilities

- Wi-Fi
- Automated air exchange system
- A/C (split unit) in all bedrooms
- Underfloor heating
- Ironing board and iron
- Blu Ray player
- Board games
- Books
- Cot and high chair (on request)

Location & Local Information

Villa Regina lies on the east shore of lake Garda, just above the charming village of Castelletto di Brenzone and close to idylic resort of San Zeno in Montagna high above the lake. Castelletto di Brenzone is located directly on Lake Garda and can be reached by a 15 minutes walk downhill (good walking shoes essential!).

An ancient Roman path connects the village with the mountains and bypasses the villa grounds. By car, it is about 5km Castelletto di Brenzone where you will find several excellent fish restaurants, pizzerias and small supermarkets. Watersport enthusiasts will feel right at home on the many beaches that are close by, as well as a local sailing club and motor boat rental.

The ferry, which stops twice daily on the little fishing port of the village, takes you to the other side of the lake to explore charming Limone or Marniga del Garda. The other village closeby is San Zeno di Montagna, also a short 5 min drive away. San Zeno di Montagna is nicknamed the "terrace to the lake" thanks to its stunning location, and in autumn this village is famous for its chestnut inspired dishes.

Local Amenities

Nearest Airport	**Verona "Valerio Catullo" (46-50 km)**
Nearest Ferry Port	**Castelletto di Brenzone (5 km)**
Nearest Village	**Castelletto di Brenzone (5 km)**
Nearest Town/City	**Malcesine (15 km)**
Nearest Restaurant	**Castelletto di Brenzone (5 km)**
Nearest Bar/Pub	**Castelletto di Brenzone (5 km)**
Nearest Beach	**Castelletto di Brenzone (5 km)**
Nearest Golf	**Garda - golf course Ca' degli Ulivi (16-20 km)**
Nearest Piste	**Monte Baldo - Polsa - San Valentino Ski Area (46-50 km)**









What we love

- Set in a peaceful area with incredible views as the villa overlooks Lake Garda.
- Extensive use of stylish wood surfaces and furnishings creates and incredible feel of warmth and cosiness.
- Huge organic garden with olive grove, herb garden for guests, outdoor hot tub and sauna.
- There's a big focus on sustainability and eco-friendliness: the luxury villa is a "climate house", with underfloor heating and living space ventilation.

What you should know...

- The final leg of access road from tarmac to the villa is down a steep and bendy gravel road for approximately 600m- we suggest hiring a sturdy car (4WD or SUV) during your stay.
- Villa Regina has three floors which are all accessed from the outside.
- This property is not ideal for small children, as there are many unfenced walls and drops in the huge garden.
- The pool is not fenced, so children should be supervised when outdoors.

Terms & Conditions

- **Security deposit:** €800 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 p.m - 8 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 10 a.m.

- **Energy costs included?:** Yes (except A/C)

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information. 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:** 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:** 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?:** 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.