

# Casa Bougainvillea

Region: Italian Lakes   Sleeps: 15

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## Overview

When you picture an idyllic Italian villa, an image of a Bougainvillea lined home comes to light, with shutters and lush greenery, balconies with a view and images of Romeo and Juliet. That is exactly what this villa looks like; it's the quintessential Italian home away from home, with plenty of space for the whole group to relax.

As you walk into the villa you're greeted by a bright and airy home with seven bedrooms that are spread over three floors. There is an en-suite master bedroom on the first floor with a beautiful balcony that has a stunning lake vista. On the upper floor there are six rooms, a mixture of singles and doubles with some in the attic under sloping wooden ceilings.

The kitchen is cozy and an ideal place to cook up a feast full of local treats. There are all the bells and whistles here, including a Nespresso coffee machine and large American-style fridge. Meals can be enjoyed in the dining room that is flooded with light thanks to the large windows that surround the room; guests can sit together around the large table, sharing tales of the day. Meals can also be enjoyed alfresco, while gazing at the views of the lake.

The dining room leads into the living area, which has comfortable couches perfect for some downtime or a movie night on the Smart television, which has Netflix streaming. The living area opens onto the balcony that has a beautiful lake vista - it's the perfect place for a morning coffee or evening vino.

The outdoor area is a lush oasis, set amongst the trees and flowers. It's the perfect place to enjoy a meal, and even cook one on the barbecue. There is a new above ground pool, built in 2025 and available from early May, along with an outdoor kitchen, porch with table for 15



people.

This beautiful Italian villa is just a 5-minute stroll away from a supermarket, bakery, restaurants and bars. It's also near Barbarano beachfront centre with a restaurant, tennis court, swimming pool and beach. The centre of Salò, which offers everything you need from museums and theatres to shops and restaurants, is under a five-minute drive away.

## Facilities

Fishing • Ideal for Kids • Cycling • Sailing • Tennis Nearby • Private Pool  
• Historical Sites • Walk to Village • Air-Con • Walking/Hiking Paths • Golf  
Nearby • Villa • Canoeing/Kayaking • Horse Riding • Watersports • Quirky  
(Unique) • Maid Service Available • Ideal for Teens • Cots (Cribs) • Walk to  
Beach • Has Discount • Special Offer • Beach Nearby • <1hr to Airport •  
Walk to Restaurant • Parking Space • Wi-Fi/Internet • Lakes and Mountains  
• Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages • Games Room • Safety Deposit Box • Satellite TV • Working  
Fireplace/Woodburner • Heating • Transfers Available • Catering Available  
• Breakfast Available • Babysitting Available • High Chair(s)

# Interior & Grounds

## Villa Interior

### Ground Floor

- Entrance hall
- Reading room
- Guest toilet
- Games room

### First Floor

- Fully-equipped kitchen with American fridge, dishwasher, microwave, oven, toaster and Nespresso coffee machine
- Open plan living and dining room
- Master bedroom with double bed and 2 single armchair/beds and en-suite shower room
- Guest toilet
- Laundry room with washing machine and dryer

### Second Floor (main house upper floor + attic)

- 2 double bedrooms with lake views (one with balcony)
- Under eaves single bedroom with lake views
- Under eaves twin bedroom (beds can be joined) with lake views
- Under eaves twin bedroom with lake views
- Double bedroom
- 3 bathrooms with shower
- Bathroom with bath

## Outside Grounds (6000m2)

- Swimming pool 6.40 x 3.40m above ground, 1.20m depth
- Outdoor kitchen, porch and table for 15 people
- Panoramic terrace
- Al fresco dining area
- Barbecue area
- Garden
- Parking for up to 5 cars

## Facilities

- Wi-Fi
- Air conditioning in all bedrooms, game room on ground floor and dining room on first floor
- Heating
- Flat screen satellite TV (Netflix, Sky)
- Iron and ironing board
- Safe
- Washing machine and dryer
- Hairdryers



# Location & Local Information

Casa Bougainvillea is located near the town of Salò, and sits nestled on a hillside looking over Lake Garda.

Salò is situated on the western side of Lake Garda and it's a spot that offers great amenities such as a theatre and designer shops but with the charm and tranquility of a small town. It has a prime location, near all that Lake Garda has to offer. You can be wandering around the cobblestone streets, marvelling in the historic architecture and enjoying local delicacies in no time.

Nearer the villa is a gorgeous hamlet just outside the town of Salò. It offers a beautiful beach, bars, restaurants and other useful amenities. You are also a short walk away from Rimbalzello, a beachfront centre where you can live the life of luxury, whether you are relaxing at the restaurant or bar, swimming in the pool or ocean or enjoying a game on the tennis court.

Gardone Riviera, a pretty lakeside town, is also near the villa and you can be enjoying the beautiful streets within a 15-minute walk. There's plenty to do here, such as the Rimbalzello Adventure park, André Heller botanical gardens and former writer's home of Gabriele d'Annunzio. Isola del Garda, an island with parks and a garden is also accessible from this town.

This villa is in a good location because it is convenient for a lot of other places to enjoy in the Lake Garda region. Take a day trip to the popular spot of Sirmione, within an hour's drive or boat trip and you can enjoy the town's thermal baths, medieval castle and archaeological site (33km). Or drive just over an hour in the other direction and explore Malcesine and its pretty little medieval town centre that clusters around the stunning castle with picturesque views of the lake (60km).

## Local Amenities

Nearest Airport	<b>Verona</b> (60 km)
Nearest Airport 2	<b>Orio al Serio Bergamo</b> (100 km)
Nearest Village	<b>Barbarano</b> (200 m)
Nearest Town/City	<b>Gardone Riviera/Salò</b> (900 m/ 2 km)
Nearest Restaurant	<b>(500 m)</b>
Nearest Bar/Pub	<b>(500 km)</b>



Nearest Beach	(600 m)
Nearest Supermarket	(500 m)
Nearest Shop	(500 m)

## What we love

- There are breathtaking views over Lake Garda
- This quintessential Italian villa has a beautiful terraced garden with fragrant flowers and lush greenery
- It's just a stone's throw away from the beach, bakery, restaurants and bars
- The villa is furnished with beautiful antiques, giving a unique touch to this home away from home
- A new pool and pool area with outdoor kitchen, porch and table for 15 people is the new addition for season 2025 (approximately from May onwards)

## What you should know...

- Please note the bedrooms in the attic feature sloping ceilings.
- A car is highly recommended to explore the local area.

# 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?:** Not allowed.
- **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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner. <br> Baby cots and high chairs are available on request, subject to an extra cost, payable locally. Cots are equipped with sheets. Please, bring your own pillows and blankets. Pre-booking is required. <br> A/C is featured in the bedrooms only.
- **Changeover day:** Saturday 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Strictly no smoking inside the villa.
- **Minimum stay:** 7 nights 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 approximately between €1-€10 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi connection included in the rental price.
- **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.