

Bianca Neve

Region: Italian Lakes **Sleeps:** 11

Overview

This villa is an ideal place to call home as you visit the Lake Garda region, not only is it within walking distance to a lovely town that offers a well-connected port, but it's also a stunning home away from home with all you could need and want.

It's a beautifully spacious home that is a new build, so everything is modern. The large windows and doors welcome in the breeze and the views of the mountains nearby.

The accommodation sleeps 10 in five air-conditioned bedrooms that are spread across the three floors, each bedroom a different size including a charming family suite with its own kitchenette on the lower ground floor. Five modern bathrooms, some en-suite, include a claw foot bathtub in the master bathroom, perfect for a little relaxation.

The elegant living spaces are open plan and take full advantage of the sun-basked location, with large windows and doors welcoming in the sun and the breeze. The living room has doors opening up to the garden and pool, so children can swim to their heart's content while adults watch on. There's plenty of space for the whole group to relax together, ideal for movie night. Films can be enjoyed on the Smart Television, which has Apple TV and Sky and there's also a Playstation 3 for the young at heart.

The kitchen is a dream, with modern bells and whistles that make cooking a breeze such as a Nespresso coffee machine. Meals can be enjoyed on the large indoor dining table that seats ten, or outdoors for some al fresco dining.

The charming garden is home to the inviting swimming pool with sun loungers dotted on the grass around it. This



is the perfect place to spend your days, especially as there are umbrellas should you need some rest from the sun's rays. There's also a barbecue area, so you can enjoy some local food and wine.

This villa is located in a residential area just a couple of minutes stroll from the lakefront and a little further to the local town. Within a 5-minute walk you can be enjoying an *aperitivo* or pizza or head to the port so you can be on the waters exploring all Lake Garda has to offer. Gardone Riviera, a tourist hot-spot, is just a 7-minute drive away.

Facilities

Walking/Hiking Paths • Watersports • Canoeing/Kayaking • Cycling • Lakes and Mountains • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Sailing • Hairdryer • Washing Machine • Coffee Machine • Private Pool • Cots (Cribs) • Beach Nearby • Maid Service Available • Transfers Available • Catering Available • Breakfast Available • Babysitting Available • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Please note that one of the bedrooms is a sofa bed in the study.

Lower Ground Floor

- Kitchenette with dining/sitting area
- Suite with a double bedroom with en-suite bathroom
- Bathroom with shower

Ground Floor

- Fully-equipped kitchen with Nespresso machine, dishwasher and breakfast table
- Open plan living-dining area with table for 8-10 guests, HD smart TV with Apple TV and SKY and views of the pool and garden
- Sitting room/study with sofa bed that can be converted into a bedroom
- Bathroom with shower

First Floor

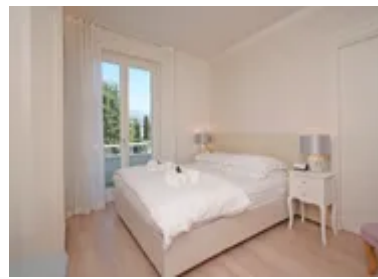
- Master bedroom with double bedroom, en-suite bathroom with bathtub, small separate room with a child's bed and a balcony
- Single bedroom with en-suite bathroom and a balcony
- Double bedroom with balcony
- Twin bedroom, with joinable beds
- Bathroom

Exterior(500sqm)

- Swimming pool (8m x 5m, depth: 1.40m)
- Garden
- Al fresco dining area for 10 guests
- Parasols and sun loungers
- Parking for up to three cars

More facilities

- Wi-Fi
- Bose sound system
- Playstation 3
- Air Conditioning
- Washing machine and tumble dryer
- Iron
- Hairdryers
- Safe
- BBQ



Location & Local Information

Bianca Neve is located at the tip of a peninsula in a residential area just a few minutes walk down the road from the lakefront promenade. There are also restaurants within walking distance.

The local town, about a five-minute walk away, sits on the western shore of Lake Garda and boasts breath-taking views of the lake against the backdrop of rolling hills and mountains. Everything in this town is within walking distance, and within minutes you can be exploring, enjoying restaurants that tantalise your taste buds, sipping aperitivos at the various bars and taking a dip in the lake. There are a few shops here with the essentials and there is a ferry port nearby, so you can explore the surrounding towns and villages with ease.

This area is also known for its wine and oils, so be sure to dabble in some of the local delicacies. Here you will also find ancient Roman ruins and the duomo that is built on the original site of an ancient Roman Temple.

Gardone Riviera, one of the most popular spots around Lake Garda is a short 7-minute drive away (5km). Here you can explore the whimsical botanic garden of André Heller, swing from the trees at Rimbalzello Adventure park or wander back in time at Vittoriale Degli Italiani, the former writer's home.

Salò, a charming spot, is just a 13-minute drive away and it has everything you could need and want, with theatres and museums to countless restaurants, bars and supermarkets. The lake promenade in Salò is the longest on Lake Garda, so it's the perfect spot to stroll with the lake on one side and small shops and bars on the other

There are countless options for day trips, with many towns and villages nearby: Gargnano, (8km), Limone Sul Garda (26km), Riva del Garda (36km), Sirmione (39km), and Brescia (46km).



Local Amenities

Nearest Airport	Verona (65 km)
Nearest Airport 2	Orio Al Serio Bergamo (90 km)
Nearest Village	(700 m)
Nearest Town/City	Gardone Riviera (5 km)
Nearest Restaurant	(100 m)
Nearest Bar/Pub	(600 m)
Nearest Beach	(2 km)
Nearest Supermarket	(750 m)
Nearest Shop	(700 m)

What we love

- This villa has air-conditioning throughout, perfect for seeking respite from the heat
- There's a Bose sound system in this home so you can sing along to sweet tunes as you move throughout the house, and also by the pool
- The location is so close to the town that you can wander in at night for an aperitif and a pizza
- The large private pool is the perfect spot to spend your days
- The garden is fully fenced, which gives parents peace of mind that kids are safe to explore

What you should know...

- This villa has a convenient location in a residential area, just on a road which leads to the lakefront promenade in just a few minutes
- Each of the bedrooms vary in style and size – see the Features tab for further details
- The sofa bed in the study can be used as a sixth bedroom, perfect for younger ones
- A car is highly recommended to explore the local area.
- The pool is not fenced, so children should be supervised when outdoors.

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?:** No.
- **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. Please note that your booking will only be confirmed once we have checked availability with the owner. Baby cots and high chairs are available on request, subject to a delivery charge of €20 per booking. Cots are equipped with sheets. Please, bring your own pillows and blankets. Pre-booking is required. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday/Sunday in High season (Easter & mid-May to end of September). Any day 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.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs approximately between €1-€3 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.
- **Property Licence Number:** CIR: 017187-CIM-00255, CIN IT017187B4XQK393RG