

# Villa Dei Cipressi

**Region:** Italian Lakes   **Sleeps:** 13

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## Overview

This villa is a beautiful gem, one that was frequented by a famous Italian writer and poet, Gabriele D'Annunzio. It boasts Italian 1930s elegance with a garden adorned with colourful blooms and an interior that is an eclectic mix of 30s sophistication and traditional charm.

As you enter the home you will be enamoured by the homely décor and the stunning staircase that connects the different levels of the home.

The ground level of the home has the large, living, dining and kitchen areas that overlook the garden, lake and pool. There's also a shared bathroom on this floor. The first floor has four bedrooms and the top floor is a family suite, which has a large terrace overlooking the lake.

The living space is the ideal spot for relaxing after a long day, where everyone can comfortably sit together. The dining room is through large glass doors, that can be opened to create an open plan living space. Here everyone can gather to enjoy a delicious meal. Said feast can be prepared in the pretty kitchen that has all the bells and whistles, including a Nespresso machine.

The outdoor area is a truly beautiful space, with a large private pool sitting amongst lush green trees and colourful flowers. It's the perfect place to spend your day, either swimming or relaxing poolside on one of the sun loungers.

This villa has prime location, just a short amble to the lake and a 15-minute slightly hilly walk into the town of Gardone Riviera. This tourist hotspot has everything you could need and want, from bars and restaurants to shops and quirky tourist attractions. It's also near to other must-visit spots in Lake Garda, including Salò, which has the longest lake promenade.



# Facilities

Lakes and Mountains • Washing Machine • Coffee Machine • Hairdryer •  
Wi-Fi/Internet • Air-Con • Sailing • Cycling • Historical Sites •  
Canoeing/Kayaking • Watersports • Waterfront • Walking/Hiking Paths •  
Walk to Village • Maid Service Available • Beach Nearby • Private Pool •  
Transfers Available • Catering Available • Breakfast Available • Babysitting  
Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens •  
Walk to Restaurant • Dishwasher • Microwave • Satellite TV • Working  
Fireplace/Woodburner • Heating • Parking Space • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground floor

- Fully-equipped kitchen with dishwasher, Nespresso machine and breakfast table
- Dining area with table for 10 guests
- Living room with SKY TV for English channels (and ASTRA for German channels), USB connection, fireplace and doors opening onto a panoramic terrace
- Bathroom

### First floor

- Bedroom with single bed
- Master bedroom with double bed, walk-in wardrobe, ensuite bathroom with bath, terrace access
- Bedroom with two double beds (130cm x 190 cm) and one single bed
- Bedroom with double bed
- Bathroom with shower

### Second floor

- Large family suite with a double bed, two single sofa beds and ensuite bathroom with shower

### Exterior

- Swimming pool (13 x 8 m) with diving board
- Poolside seating area
- Sun loungers and parasol
- 2500 sqm garden
- Al fresco dining area for 12-13 people
- Parking for four cars and garage for two cars

### More facilities

- Wi-Fi
- Air-conditioning in all bedrooms (except single bedroom)
- Washing machine
- Iron and ironing board
- Safe
- Hairdryer in all bathrooms
- Books
- BBQ





# Location & Local Information

Perched on the hill overlooking Lake Garda, this villa is located in Gardone Riviera. It's close to the town and within a 2-minute drive or a 15-minute slightly hilly walk you can be enjoying everything this beautiful spot has to offer.

The lake is just a stone's throw away (300m) so within minutes you can be enjoying the water. Spend the day on the water canoeing, sailing or stand up paddle boarding. Or stick to land and go mountain biking or wandering through the wilderness. There is also a hotel with a well-regarded restaurant and spa within a few minutes walk.

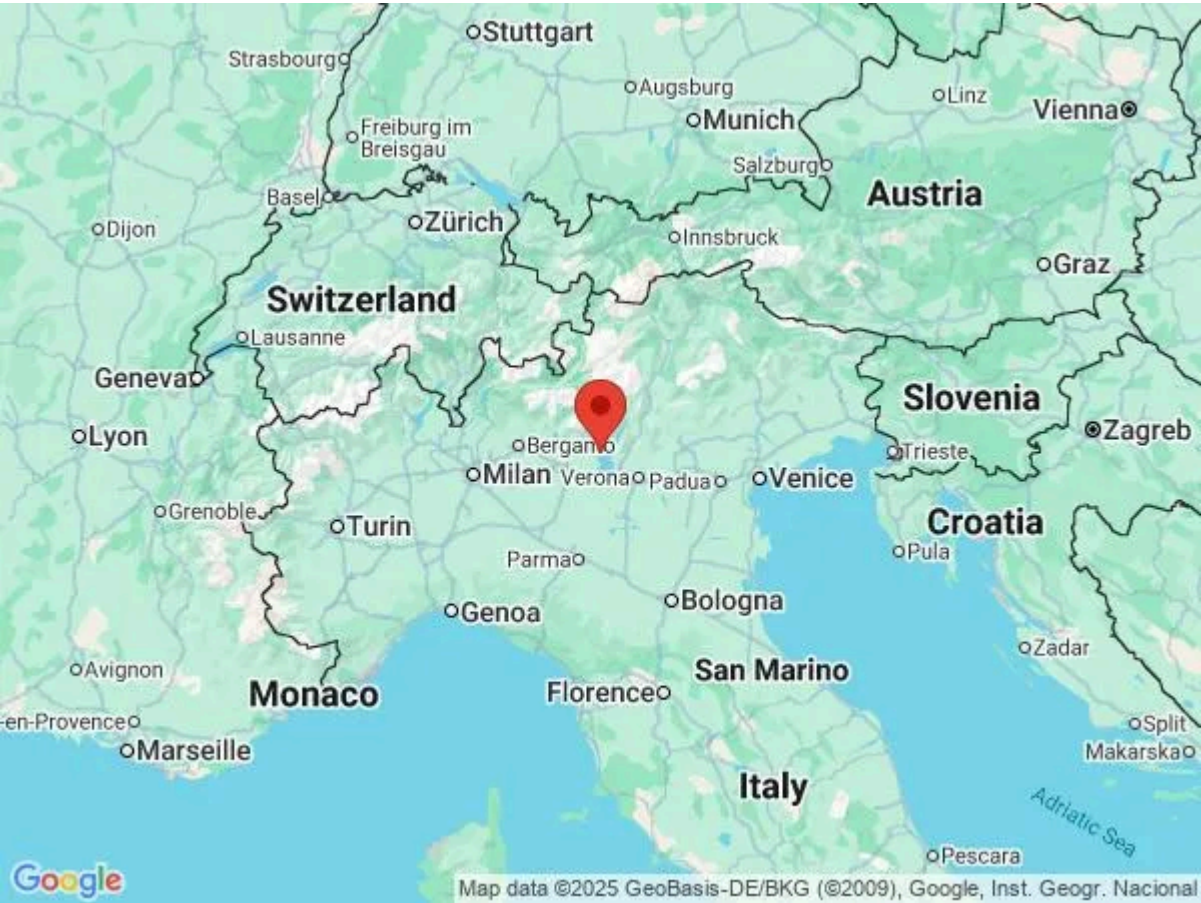
Gardone Riviera has plenty to offer; enjoy the cobblestone streets and beautiful architecture filling this small tourist resort. It sits on the western shore of Lake Garda and has stunning sites to enjoy, including the Isola del Garda park and the Giardino Botanico Fondazione, André Heller's botanic gardens.

This area is conveniently located near some of Lake Garda's most popular towns and villages, like Salò (6km) a spot that has the charm and tranquillity of a small village, with the amenities of a town. It also has one of the longest promenades along Lake Garda, so it's a wonderful spot to explore.

The villa is also near other spots in Lake Garda that are well-worth a visit, including: Toscolano Maderno (3.8km), Sirmione (41km), Riva Del Garda (40km), and Malcesine (58km).

## Local Amenities

Nearest Airport	Orio Al Serio Bergamo (90 km)
Nearest Airport 2	Milan Malpensa Airport (175km)
Nearest Village	(300 m)
Nearest Town/City	Gardone Riviera (1.5 km)
Nearest Restaurant	(500 m)
Nearest Bar/Pub	(550 m)
Nearest Beach	(550 m)
Nearest Supermarket	(2 km)



Nearest Shop	(500 m)
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## What we love

- The balcony has absolutely breath-taking lake views and is the perfect spot for an *aperitivo*
- This lush garden and pool area are the ideal place to relax and it oozes rustic Italian charm
- This house is ideal for families, with the second floor entirely dedicated to a large family suite with a beautiful view and terrace
- It's just a 20-minute walk down to Gardone Riviera

## What you should know...

- There are stairs throughout the villa, both inside and out.
- Please note that 12 guests are accommodated across 5 bedrooms. An additional 2 guests can be accommodated on sofa beds in the family suite. Please refer to the 'Features' tab for further details.
- Air-conditioning is not featured in the single bedroom.
- 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?:** 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. 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. Standard service fee of €45 per day to cover for running costs applies and is paid locally. Please note home security devices may be installed at the villa, please enquire for further information. Please note that 12 guests are accommodated across 5 bedrooms. An additional 2 guests can be accommodated on sofa beds in the family suite. Please refer to the 'Features' tab for further details. Air-conditioning is not featured in the single bedroom.
- **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 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. Yes.
- **Property Licence Number:** CIR: 017074-CIM-00083, CIN IT017074B4HHAMDQAT