

# Villa Regina

Region: Lake Garda Sleeps: 8

---

## Overview

Thanks to its exclusive location above Lake Garda, Villa Regina benefits from breathtaking panoramic views while being surrounded by ancient olive trees and beautiful gardens. The newly built villa is set on a well-maintained, 21-acre private estate which guarantees peace and tranquility and lets you thoroughly enjoy the full beauty of the lake environment while being conveniently close to popular places like Verona and Venice.

Built on organic, natural and well-being principles Villa Regina provides an unspoilt and luxurious retreat which focuses on the harmony between body and soul and allows you to relax and recharge together with your friends and family. You'll experience a truly memorable holiday at Villa Regina – an idyllic luxury habitat above beautiful Lake Garda!

## Facilities

Ideal for Teens • Internet • Hot Tub • Walk to Village • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • Cable TV • Sauna/Steam • Indoor Games • Outdoor Games • DVD • Working Fireplace • Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Waterfront • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic



## Interior & Grounds

The villa consists of two separate apartments on two floors, each with their own entrance door and is only available for exclusive rents. The heart of the villa is the grand, light living space that brings together the kitchen, dining room and living room. The modern country kitchen is equipped with all amenities, including a fridge with ice maker, induction cooking plates, oven, pantry and dishwasher. The dining table is handmade from Atwood and seats 8 people. Enjoy dinner in a beguiling atmosphere with a crackling open fireplace and a glass of wine from the in-house wine cellar. Afterwards, relax into the comfortable couch, wrapped in a warm blanket, reading your favorite book as it gets dark outside or watch a movie on the 3D TV and BluRay Player. Sleep like a baby in Villa Regina's comfortable beds, which all come with soft cushions and mattresses made from 100% natural and ecological materials. Each of the 3 bedrooms is unique: The four-poster bedroom all in white, the olive bedroom made out of olive wood and the nature bedroom on the top floor. What they all share is the beautiful lake view! All bedrooms have en-suite bathrooms, a power circuit breaker, windows with fly screens and black-out blinds. All bathrooms are equipped with showers, bathtubs and bidets. Forget the world around you and leave the everyday life behind! Getting lost in a good book, enjoying the spectacular sunset from the outdoor heated whirlpool or wandering through the vast gardens, these moments create your memories for life. Close your eyes and breathe in the aromatic fragrance of the herbs, taste the sweet fruits of the garden, listen to the chirp of the birds and the soft murmur of the water. The sounds, smells and tastes of nature relax your soul, calm your spirit and bring harmony back into your life! The magical garden of the villa spans over several acres, created and tended by villa owner Norbert, a passionate eco- gardener. Between native oleander and wild orchids, you find many exotic plants, like banana trees, pineapple guava, a monk's pepper tree, goji berry tree and even Chinese dates. An explosion of colours and scents from the many herbs, flowers and trees await you when wandering through this Eden.

More Facilities...

- Barbecue
- Natural swimming pond, Dimensions: 10x5 metres



## 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 idyllic 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	<b>Verona "Valerio Catullo"</b> (46-50 km )
Nearest Ferry port	<b>Castelletto di Brenzone</b> (5 km)
Nearest Village	<b>Castelletto di Brenzone</b> (5 km)
Nearest Town/City	<b>Malcesine</b> (15 km)
Nearest Restaurant	<b>Castelletto di Brenzone</b> (5 km)
Nearest Bar/Pub	<b>Castelletto di Brenzone</b> (5 km)
Nearest Beach	<b>Castelletto di Brenzone</b> (5 km)
Nearest Golf	<b>Garda - golf course Ca' degli Ulivi</b> (16-20 km )



Nearest Piste	<b>Monte Baldo - Palsa - San Valentino Ski Area</b> <b>(46-50 km )</b>
---------------	---

# Terms & Conditions

- Security deposit: 800 €
- Arrival time: 4 p.m
- Departure time: 10 a.m
- Energy costs included?: Yes
- Heating costs included?: Yes
- Linen & towels included?: Yes
- End of stay cleaning included?: Yes
- Pets welcome?: No
- Smoking Allowed?: No
- Changeover day: Saturday