

# Villa Iperico

Region: Sardinia Sleeps: 12

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## Overview

Villa Iperico is a happy, bright coastal-side home clad in burnt terracotta tones and sloping roofs, with beautiful private gardens and pool and far reaching sea views.

This understated home is nestled in a particularly beautiful corner of North Eastern Sardinia; Iperico means St John's Wort, which is rather apt for this home in the heart of a protected nature reserve, where the distinctive yellow flowering plant grows freely.

The interiors at Villa Iperico imbibe the relaxed tone of the island's way of life; the open plan living, dining and kitchen space is full of charming, local features, such as exposed timber beams and pretty antique dresser. This home is one of unfussy ease and relaxed luxury.

The lateral living space, with its lovely adornments, ambient lighting and fully equipped kitchen space is ideal for the whole family to come together at the end of a busy day to cook, laugh and enjoy local wines and delicacies together.

The kitchen is a great canary yellow with locally hand-painted tiles showcasing the villa's namesake plant; executed in the traditional farmhouse style, this space is brimming with rustic charm!

There are five bedrooms at Villa Iperico, accommodating ten guests; these comprise three double bedrooms, one twin bedroom and one bunk bedroom. The bedrooms are timelessly elegant, with a chic, old-school charm about them. Delightfully unadorned and striking in their simplicity, the pretty wrought iron bedsteads, terracotta tiles, antique furnishings and pale, powdery pastel tones create the ultimate restful ambience for a restorative stay.

The gardens and outdoor space at Villa Iperico are immaculately maintained, offering lush green lawns and vibrant blossoming flowers and tropical plants. Indoor and outdoor living fuse seamlessly; there is an outdoor built-in stone kitchen, and dining space - offering an excellent spot for al fresco meals in the sea breeze under the stars, or a sumptuous breakfast after a refreshing morning swim.

Outdoor living is executed with such style and panache at Villa Iperico; the pool area is impeccable, with a glistening private pool and sea breezes coming



up from the coast, an array of day beds, loungers and elegant parasols.

Guests will enjoy a cold beer with a good holiday book, or a sumptuous breakfast of fresh coffee and locally baked bread and pastries after a refreshing morning swim. The veranda offers a bright and shaded spot, where the family can enjoy a quiet alfresco meal during the heat of the day.

Villa Iperico offers a cosy, quaint and homey space, ideal for families or groups, in one of the most naturally beautiful parts of the Mediterranean, away from the crowds, offering a real taste of local Sardinian coastal life!

## Facilities

Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Teens  
• Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Restaurant •  
<1hr to Airport • BBQ • Ground Floor Bed & Bath • Heating • Cot(s) •  
High Chair(s) • Fenced Grounds • Waterfront • Watersports • Sailing •  
Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby  
• Tennis Nearby • Cycling • Horse Riding • Fishing • Outdoor Pursuit &  
Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior

### Lower Level

- Double bedroom
- Bunk bed bedroom
- Bathroom
- Living area
- Kitchenette

### Ground Floor

- Two double bedrooms
- Twin bedroom
- Two bathrooms
- Living & dining room
- Fully equipped kitchen

## Outside Grounds

- Swimming pool
- Sun loungers & parasols
- Large patio & garden area
- Outside sitting & dining area
- Covered terrace
- BBQ area
- Private parking



## Location & Local Information

Villa Iperico is located in Northern Sardinia, in the Capo Coda Cavallo area, which is one of the most spectacular parts of the coast, offering extraordinarily white beaches and crystal clear waters in an area of outstanding natural beauty.

This sumptuous home overlooks the beautiful beach of Salina Bamba; from the terrace, there are views of Lu Impostu and Cala Brandinchi, which is known informally as the 'Tahiti of Sardinia,' - it has an exotic beauty.

Renowned for its granite rock surfaces, this peninsula, in which the charming village of Capo Coda Cavallo lies, is often hailed as a symbol of Sardinia. This rocky peninsula is sheltered by the beautiful land mass of the Tavolara island, offset by the smooth rocks of the Molara. Capo Coda Cavallo is a protected nature reserve, known for being an iconic stretch of coastland, complete with Lagunas and some of the Mediterranean's best beaches.

This area of the coast offers optimal opportunities for water sports. At the Villaggio Porto Coda Cavallo, at the Blu Infinito Diving Centre, visitors can enjoy some of the best conditions for snorkelling across the entire island.

There is a golf course at Puntaldia, which is popular with locals and tourists alike, offering a majestic setting for a nine-hole course. This marine protected area also comprises the islands of Molara, Tavolara and Proratora, which provide panoramic views and exceptional natural beauty.

For keen walkers, there are many ancient trails, filled with junipers and wild island flowers and windswept views. The beaches in Capo Coda Cavallo are far quieter than the busy and more tourist-heavy Costa Smeralda.



## Local Amenities

Nearest Airport	<b>Olbia Costa Smeralda Airport (25 km)</b>
Nearest Airport	<b>Alghero Fertilia Airport (150 km)</b>
Nearest Village	<b>Capo Coda Cavallo (500 m)</b>
Nearest Town/City	<b>Olbia (25 km)</b>



Nearest Restaurant	<b>Supermarkets &amp; Restaurants (500 m)</b>
Nearest Beach	<b>Sandy beach (1 km)</b>

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## What we love

- Capo Coda Cavallo is one of the most spectacular parts of the Sardinian coast, offering flamingo-filled lagoons, hiking trails, islands to discover by boat and marine-protected wildlife
- Interiors full of local flavour and style, delightfully understated and full of original charm
- Sublime, fragrant gardens and pool, offering an array of outdoor dining options and far reaching sea views

## What you should know...

- There are three bathrooms for a potential ten guests
- Although there are amenities within walking distance, a car is recommended to explore further afield. The garage has space for two cars
- Toddlers will need to be monitored by the pool area
- 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
- Energy and heating costs, final cleaning, towels and linen are not included in the rental rate for this villa. They are subject to additional charges to be paid locally in cash (Euros). Please refer to the 'Terms and Conditions' for full details

# Terms & Conditions

- Security deposit: €1500 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: 2023: Extra €180 (April & October)/ €200 (May)/ €250 (June & September)/ €300 (July)/ €320 (August), paid via bank transfer to the owner before arrival or payable locally on arrival in cash (Euros). 2024: Extra €300 per week to be paid locally in cash
- Linen & towels included?: 2023: No. Extra €250 per week (bath towels, bed linen, pool towels) paid via bank transfer to the owner before arrival or payable locally in cash (Euros) on arrival. 2024: Included.
- Pets welcome?: On request only and with prior agreement with the owner.
- End of stay cleaning included?: 2023: Extra €500 per stay paid via bank transfer to the owner before arrival or payable locally in cash (Euros) on arrival. This is for a standard changeover clean. 2024: 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 rubbish disposal required will be charged against the security deposit.
- Smoking Allowed?: Outside only.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Minimum stay: 2023: 14 nights in August, 7 nights during all other periods. All other durations on request. 2024: 7 nights. All other durations on request.
- Heating costs included?: Extra cost based on consumption and payable locally.
- Internet access?: Wi-Fi internet access included.
- Changeover day: Saturday. All other changeover days on request.
- Other Ts and Cs: A cot is available on request subject to an additional charge of €30 per day and a highchair is also available on request, subject to an additional charge, payable locally in cash (Euros).
- 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.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: An extra single bed is available on request subject to an additional charge of €50 per day, payable locally in cash (Euros). Please enquire for full details.