

San Zeno

Region: Lake Garda Sleeps: 6 - 8

Overview

If you are searching for a home overlooking Lake Garda within easy reach of nearby lake beaches, villages and walking routes, then look no further than San Zeno. This modern, eco-friendly villa has plenty of space to comfortably sleep up to eight guests and is enclosed by a terrace boasting incredible lake views.

This elegant, spacious villa has only recently been completed, so it is equipped with all modern amenities such as underfloor heating and cooling, Wi-Fi and a Smart TV. The owners have also taken a lot of care in considering the property's environmental impact. They have chosen to use local wood for the exteriors and to provide high-quality natural mattresses and 100% cotton bed linens for guests. Other features include a green roof which floods the rooms with light without electricity and an air filtration system. These extra features mean you can enjoy your holiday knowing that your chosen accommodation is sustainable and beautifully designed.

San Zeno is all set on one floor, with a living room with book-lined shelves, a fully-fitted kitchen with all the necessary appliances, and a TV lounge. Three double bedrooms are available for when you wish to turn in for a good night's sleep. All these rooms offer access to the terrace so you can sit in the morning sun to wake up with freshly made coffee. The bedrooms also have either an en-suite or a separate bathroom. If you need to accommodate eight guests rather than six, two children could sleep on the double sofa bed in the TV room. Outdoors, the home has a delightful garden with a terrace that wraps around the building and is accessed from all rooms. There are covered seating and dining areas, a gas barbecue for cooking al-fresco, and a private pool where you can take a refreshing dip on a hot day. Sitting in the oasis-like garden, you can take in the staggering views surrounded by native planting and olive trees.

When you wish to explore Lake Garda and the surrounding landscape, you could start by walking around the tree-covered hills at the base of Monte Baldo or even climb to the top. To see the area from another angle, book a guided horse trek. You will also be happy to know that you do not have to travel far to visit lake beaches where you can sunbathe and relax with a good book.

If you would like to do some shopping or tuck into lunch in a historic piazza, there are plenty of villages and towns that you can visit around the lake. For example, San Zeno di Montagna is 5km away, and the larger Castelletto di



Brenzone, which is 8km away and has a pretty beach.

Facilities

Sustainable Collection • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Coffee Machine • All Bedrooms En-Suite • Smart TV • Heating • Cot(s) • High Chair(s) • Watersports • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

Villa Interior (150m2)

- Fully-fitted kitchen with kitchen island, pantry, table seating eight guests, oven, induction hob, fridge freezer with ice machine, soda stream and Nespresso coffee machine
- Living room with terrace access, L-shaped sofa and bookshelves
- Bedroom with double bed (190cm x 200cm), terrace access and en-suite bathroom with shower, sink and WC
- Bedroom with double bed (190cm x 200cm), terrace access and en-suite bathroom with bath, shower, sink and WC
- Bedroom with double bed (190cm x 200cm), terrace access and a separate bathroom with shower, sink and WC
- TV room with double sofa bed and TV
- Laundry room
- Guest WC

Outside Grounds (200m2)

- Private swimming pool (5m x 3m)
- Garden with lawned area, herb beds and olive trees
- Vast lakeview terrace
- Roof terrace
- Covered dining table
- Outdoor sofas
- Sun loungers and parasols
- Gas barbecue
- Parking

Facilities

- Wi-Fi
- Air filtration system
- Underfloor heating and cooling
- Washing machine
- TV



Location & Local Information

The chic and contemporary San Zeno is enviably located overlooking the stunning Lake Garda, the largest lake in Italy. From here, you are well-positioned to explore walking trails and nearby towns and head out to the water by boat.

Several villages are close to the villa; including San Zeno di Montagna, 5km away. In this small village, you will find a selection of restaurants, tavernas, a park, and scenic walking trails. Close by, you can also visit Jungle Adventure Park, which offers tree-top climbing routes for all ages and is a fun-filled day out for children and adults alike.

Another nearby village is Castelletto di Brenzone which is just 8km away. The village has a rich history, and there is evidence of settlement here 4,500 years ago! When visiting, you can see inscriptions on the Rock of Castelletto, which is now kept in the village hall and was once carved by early settlers. You will also be able to visit the excavated ruins of a large Roman villa, take in amazing views from the castle and pay a visit to the Ethnography Museum, where you will learn more about local life in the centuries gone by. Castelletto di Brenzone also has a good range of shops and restaurants, plus a lively market. You are also able to make the most of the natural environment close to the villa; there is a beautiful lake beach where you can sunbathe or try out some water sports, or if you prefer a hike in the mountains, why not take the cable car up to the summit of Monte Baldo. If you are not experienced with hiking, you can book on to a guided trek.

From Castelletto di Brenzone it is also possible to sail out onto the lake for a full-day boat trip which stops off at numerous spots, including; Bardolino, Lazise, Sirmione and Manerba. This trip is perfect as you can easily visit each of these beloved towns, wander around the atmospheric streets, and see attractions such as ancient caves and fortresses before departing again with your knowledgeable skipper. If you find somewhere you love, you could always drive there for a full day out on another day.

A must-visit town on Lake Garda is Sirmione which is 51km away. The town is a lovely place to wander around, and you will find pretty streets lined with cafes, shops and restaurants. As Sirmione was originally a Stone Age village which the Romans later overtook, there is also an abundance of historical sites here. Make sure to seek out the Roman villa known as Grotto of Catullus and visit Scaligeri Castle, an impressive and unique port castle. Sirmione is also home to natural thermal springs. You can soak in the mineral-rich water of these therapeutic pools at a wellness centre or spa. The Aquaria Thermal Spa is a great choice as there are also children's areas so the whole family can enjoy a little rest and relaxation together.

If you would like to leave the lake for the day to see a different side of Italy,



then a fantastic place to explore is the picturesque city of Verona, known for its Shakespearean connections. Verona is 46km away by car and well worth the drive.

Local Amenities

Nearest Airport	Verona Villafranca airport (45km)
Nearest Airport 2	Milan Linate Airport (161km)
Nearest Restaurant	(5km)
Nearest Supermarket	(5km)
Nearest Bar/Pub	(5km)
Nearest Town	Garda (18km)
Nearest City	Verona (49km)
Nearest Ferry Port	Garda (18km)
Nearest Beach	Pebbly lake beach (6km)
Nearest Golf	Golf Ca' Degli Ulivi (14km)

What we love

- San Zeno is a newly built home which has been sustainably constructed and utilises natural materials
- The home is set on a verdant hillside, with uninterrupted views of Italy's Lake Garda
- The garden at San Zeno is a serene idyll where you can swim in the private pool and dine al-fresco on the covered terrace
- There are lots of villages and towns dotted around the lake, including the village of San Zeno di Montagna, 5km away, the village of Castelletto di Brenzone and its beach, 8km away, and Garda town, 14km away

What you should know...

- Access to the home is via a steep gravel lane, so guests are advised to select an SUV or a 4WD when hiring a car.
- The villa can sleep eight guests if you are utilising the double-sofa bed in the TV room.
- For larger properties it is possible to rent [Villa Regina](#), located on the same estate.

Terms & Conditions

- Security deposit: €800 paid via bank transfer or in cash to the owner one month before/upon arrival and refunded up to two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 8.00 p.m. Late arrival between 8.00 p.m. and 10.00 p.m. is possible on request at an extra cost of €50 (payable locally in cash).
- Departure time: 10.00 a.m.
- End of stay cleaning included?: 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.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Minimum stay: 3 nights in low season. 7 nights during all other periods. 2024: 7 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- 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.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.