

# Villa Ruesignore

Region: Amalfi Coast Sleeps: 8

## Overview

Villa Ruesignore is an exquisite haven for an unforgettable Italian retreat, situated in a delightful coastal village along the mind-blowing Amalfi Coast. This opulent villa features four beautifully appointed bedrooms and three contemporary bathrooms, accommodating up to eight guests in ultimate comfort.

This property comprises a main villa and a small guest house. The main home has a well-appointed kitchen, an inviting living room, a dedicated study, and a charming breakfast room. It houses three bedrooms and two bathrooms, whilst the additional bedroom and bathroom are found in the guest house.

The outdoor space of this property is truly stunning. The main terrace offers sweeping panoramic views, accompanied by a stone barbecue and an outdoor dining table for four. Multiple seating areas provide a perfect setting for leisurely moments. An additional terrace features an external shower, lounge chairs, an umbrella, and a heated jacuzzi pool and garden.

This property's idyllic location serves as an ideal base for exploring the wonders of the Amalfi Coast. The villa is situated in a picturesque village offering authentic experiences and is renowned for its historical allure. You can access the beach via a staircase with 300 steps from the garden area, and the village's beautiful restaurants and bars are just a short drive away.

Adventure seekers can venture to the nearby towns of Amalfi, just a 10-minute drive away and Positano, 40 minutes by car, each boasting unique architectural charm, quaint streets, and a lively local culture.

Nature enthusiasts can embark on coastal hikes along the famous Path of the Gods which you can begin in Praiano, 20 minutes away by car. For a taste of local life, take a walk around Praiano, a tranquil fishing village with hidden beaches, where you can experience a quieter side of Amalfi. Or delve into the mesmerising depths of the Emerald Grotto, a fascinating sea cave with enchanting emerald waters only a 5-minute drive away.

Exploring further afield, the ancient city of Pompeii, roughly an hour away by car, preserved in volcanic ash, offers an unparalleled glimpse into Roman life. Herculaneum, another ancient town an hour and 25 minutes drive from the property, provides a similar experience in a more compact setting.



## **Facilities**

Villa/House • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • Walk to Beach • Walk to Restaurant • Laptop Friendly Workspace • BBQ • Washing Machine • Dishwasher • Coffee Machine • TV • DVD • Working Fireplace/Woodburner • Caretaker/Owner on Site • Parking Space • Seaview • Watersports • Sailing • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Paragliding • Boat Trips

# Interior & Grounds

## Villa Interiors

### Main Villa

#### Ground Floor

- Entrance hall
- Living room
- Reading room with TV
- Kitchen equipped with a fridge-freezer, hob, oven, dishwasher and coffee machine and dining table seating up to 8 guests
- Study
- Guest WC



#### First Floor

- Bedroom with queen-size bed (185cm), fireplace, en-suite bathroom with a jet shower and WC and access to the terrace



#### Second Floor

- 2 x bedrooms with double beds (160/165cm)
- Bathroom with a shower and WC
- Laundry room (accessed from outside)

## Guest House

- Bedroom with double bed (180cm) and en-suite bathroom with a shower and WC
- Living room with TV and queen-size sofa bed
- Small fridge and microwave
- Access to private terrace offering 3 seating areas

## Outside Grounds

- Heated jacuzzi pool (5m x 3m), open from approximately mid-April until October
- Outdoor dining area
- Outdoor bathroom with shower
- Seating and lounge areas
- Garden
- Various terraces
- Barbecue
- Pizza Oven
- Parking (1 car)

- Small, enclosed grotto with sofa and glass doors

#### **Facilities**

- WiFi
- Air conditioning (featured only in the bedrooms)
- TV
- DVD
- Washing Machine
- Fireplace

# Location & Local Information

Set within an idyllic village on the captivating Amalfi Coast, this villa enjoys an enviable location offering many experiences. Moreover, this property is conveniently situated near local amenities, ensuring practical needs are easily met. You'll find the closest restaurant just one minute away and access to the closest beach via a 300-step staircase from the villa. Moreover, be sure to stop by the unbelievable Emerald Grotto, a mind-blowing sea cave with magical emerald waters just a 5-minute drive away.

Drive just 10 minutes away to Amalfi which boasts remarkable architecture and the renowned Amalfi Cathedral. For a taste of local life, venture to the tranquil fishing village of Praiano, a 20-minute drive from the property.

Additionally, the marvellous towns of Ravello and Positano sit just 30-40 minutes away by car. Ravello showcases serene gardens and hosts the annual Ravello Festival. Positano enchants with its pastel-hued buildings and opportunities for shopping. For history enthusiasts, Pompeii, roughly an hour's drive away and Herculaneum, just an hour and 25 minutes by car, provide vivid insights into ancient Roman life.

## Local Amenities

Nearest Airport	<b>Salerno Costa D'Amalfi Airport</b> (51km)
Nearest Airport 2	<b>Naples International Airport</b> (69km)
Nearest Village	<b>(1km)</b>
Nearest Restaurant	<b>(Walking distance)</b>
Nearest Beach	<b>(Walking distance)</b>
Nearest Supermarket	<b>(4km)</b>
Nearest City	<b>Salerno</b> (29km)
Nearest Ferry Port	<b>Amalfi Harbour Marina Coppola</b> (4km)



## What we love

- Marvel at the sweeping panoramic views from the main terrace.
- Make the most of the fabulous facilities, including a heated jacuzzi pool.
- Enjoy the best of both worlds with plenty of spaces to unwind and a dedicated study for those who wish to work.
- Incredible towns such as Amalfi, Positano and Praiano are all within easy reach.

## What you should know...

- Although you can walk to the closest beach from this property, please be aware that there are 300 steps to access it. To access the property from the main road there are 90 steps.
- Whilst you can walk to some amenities, such as the closest restaurant, this is along a main road without pavement, so a car is recommended.
- Although this property offers air-conditioning, this is only available in the bedrooms.
- Please note that WiFi signal may be intermittent as the property is located in a remote area and it only reaches the main villa and terraces and not the guest house.
- The discreet yet friendly head housekeeper stays in a staff apartment unit just below the guest house and will be on-site 24 hours a day.
- 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.

# Terms & Conditions

- Security deposit: €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 3.30 p.m. - 7.00 p.m. Late check-in after 7.00 p.m. will be charged a €50 fee.
- 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, and mid-week change included.
- Pool towels included?: Yes, and mid-week change included.
- Energy costs included?: Included up to 300kWh/week. Excess will be charged at €0.50 per kW
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Heating costs included?: Extra cost, payable locally.
- Pool heating charge?: Extra cost, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 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. However, please note that signal may be intermittent as the property is located in a remote area and it only reaches the main villa and terraces and not the guest house.
- Pool opening dates?: The pool is open from approximately mid-April to end-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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are 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.
- 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.