

# Casa Cedrata

Region: Lake Garda Sleeps: 6 - 8

## Overview

Casa Cedrata, a modern and elegant residence, beckons guests to experience the epitome of comfort and style on the Western shores of the magnificent Lake Garda. This expansive home is tailor-made for groups of up to eight, ideal for families or couples travelling together.

Distinctively, Casa Cedrata is ingeniously designed as two apartments, a one-bedroom and a two-bedroom, interconnected by a staircase, fostering communal and private spaces. The shared garden, an outdoor haven in the splendid Italian climate, adds to the allure of this extraordinary dwelling and has plenty of space to relax in the sun.

On the ground floor, Apartment One unfolds with a spacious living and dining room, with a corner sofa and Smart TV, seamlessly connecting to the exquisite garden. A fully fitted kitchen, resplendent in sleek white design, boasts all essential appliances and gadgets, complemented by a convenient breakfast table. The bedroom on this floor, featuring lake views, a double bed, and a TV, shares access to a spacious shower room with the living area.

Ascending to the first floor unveils the two-bedroom apartment, where the master room indulges in lake views, a double bed, and an en-suite bathroom with an enticing bath. The second bedroom opens onto a terrace, offering a cosy double bed. The upper level also houses a charming living room, equipped with a kitchenette and a double-sized sofa bed, accompanied by a piano for delightful evenings.

Outdoors, the meticulously landscaped garden enchants with lawns, sea-view terraces, a dining area with a gas barbecue, and a private pool featuring Roman steps. Access to the lake is granted through a private gateway, leading to a picturesque, pebbled beach, just one of the numerous lake beaches in this area.

If a venture into town is on the agenda, Salò, a charming locale, is a mere 3km away. This town, along with many others, is easily reachable by car and offers a diverse range of dining, shopping, and cultural experiences. You can also reach many more towns or explore the vast lake by boat.

Casa Cedrata epitomises a harmonious blend of modern luxury, scenic beauty, and convenient accessibility, promising an unforgettable retreat on the shores of Lake Garda.



## Facilities

Villa/House • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Beach • Walk to Restaurant • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Smart TV • Table Tennis • Cot(s) • High Chair(s) • Garage • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interior

### Apartment One (Ground floor)

- Living room with garden access, corner sofa and TV
- Dining area with table seating six
- Fully-fitted kitchen with breakfast table, oven, hob, fridge freezer, dishwasher, toaster and coffee machine
- Bedroom with lake views, double bed and TV
- Bathroom with shower, sink and WC (two entrances; one through the living room and one through the bedroom)

### Apartment Two (First floor)

- Living space with terrace access, kitchenette, double sofa bed and piano
- Bedroom with lake views, double bed, TV and en-suite bathroom with bath, shower, sink and WC
- Bedroom with terrace access and double bed
- Bathroom with shower, sink and WC

## Outside Grounds

- 2000m2 garden with lawn and fragrant planting
- Private beach access
- Private swimming pool (8m x 3m, max depth: 1.4m)
- Lake view terraces
- First floor terrace with sofas and swinging seat
- Al-fresco dining area
- Outdoor sofas
- Sun loungers
- Barbecue
- Parking

## Facilities

- Air conditioning
- Wi-Fi
- HD Smart TVs
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers
- Safe
- Table tennis



## Location & Local Information

Embarking on a holiday to the Western shores of Lake Garda promises an enchanting retreat filled with picturesque landscapes and access to many activities and attractions. Your residence, Casa Cedrata, is a haven situated right on the water's edge, boasting exclusive private beach access.

The 6 km-long promenade along the shoreline invites leisurely strolls with captivating lake views. It is an ideal pathway for a morning jog or a romantic evening walk. Nestled within the nearby villages are charming bars and restaurants, offering an authentic taste of local cuisine. However, a short 3km trip to Salò is highly recommended for a more extensive selection of dining options and attractions.

Salò, with its rich history and culture, is a captivating town. Explore the historic heart with its impressive cathedral and vibrant markets. The lakeside promenade has cafés and shops, providing an inviting atmosphere for a leisurely afternoon. The Museum of Salò delves into the town's past, showcasing artefacts and art that reflect its heritage.

Back at Casa Cedrata, the local offerings extend beyond the promenade. Hillside walking trails offer stunning panoramas, while bike rides along the lakeside promenades provide a delightful way to explore the area. Water sports enthusiasts can indulge in activities like windsurfing and paddleboarding, adding an adventurous touch to the serene waters.

Venturing further, the exploration of Lake Garda continues with visits to charming towns and cities accessible by car and boat. Limone sul Garda, a 37km drive away, presents a postcard-perfect setting with lemon groves cascading down the hillsides. Alternatively, take a boat trip to Garda, immersing yourself in the town's medieval charm, or visit the enchanting Sirmione with its iconic Scaligero Castle and the renowned Grotte di Catullo archaeological site.

A holiday on the Western shores of Lake Garda promises a perfect blend of relaxation and adventure. Casa Cedrata serves as an idyllic base for exploring the diverse wonders of this region.



## Local Amenities

Nearest Airport	<b>Verona Villafranca Airport (54km)</b>
-----------------	--

Nearest Airport 2	<b>Milan Bergamo Airport (89km)</b>
-------------------	---

Nearest Airport 3	<b>Milan Malpensa Airport (172km)</b>
Nearest Restaurant	<b>(500m)</b>
Nearest Bar/Pub	<b>(500m)</b>
Nearest Supermarket	<b>Salò (12km)</b>
Nearest Beach	<b>Private access to lake beach</b>
Nearest Town	<b>Salò (3km)</b>
Nearest City	<b>Brescia (40km)</b>

## What we love

- Casa Cedrata offers panoramic views over Lake Garda and is just a few steps away from the nearest lake beach
- This spacious and modern villa comprises two apartments which are linked, perfect for two couples or small families
- Step outdoors and you will find the brand-new swimming pool and a beautifully kept garden with lake access
- Lake Garda is surrounded by gorgeous towns and villages, the closest of which is the bustling town of Salò which is just 3km away

## What you should know...

- The villa consists of two interconnected apartments, allowing guests to travel together while enjoying privacy.
- The home offers private access to a lake beach; you must cross a tranquil road to reach the beach.
- If you wish to travel by car, on-site parking for up to four cars is available.
- Please note that whilst this property comfortably sleeps 8 guests, 2 guests will be accommodated on the sofa bed.
- 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: 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.
- 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: 7 nights from approximately mid-May to end-September. 5 nights during all other periods.
- Changeover day: Saturday from approximately mid-May to end-September. Flexible during all other periods.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per pet per day will apply (payable locally).
- Smoking Allowed?: Outside only.
- 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.
- 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 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.