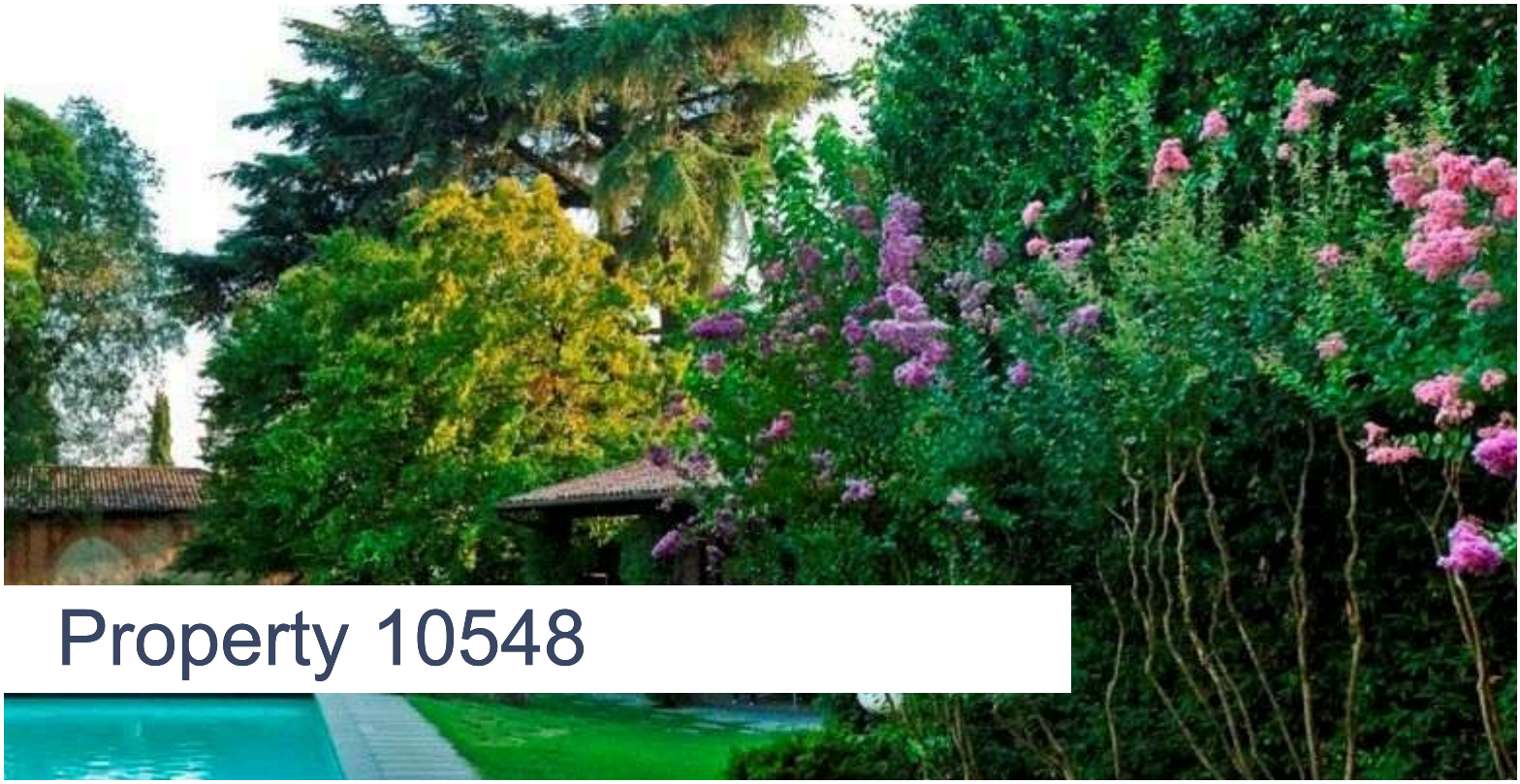
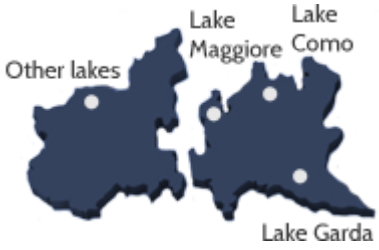


# Property 10548




**Number of beds:** 14 + 12
**Bedrooms:** 10

Pets Allowed
Small pets allowed on request.

Air Conditioning In The Bedrooms
Electricity and air conditioning included up to 35 kWh per day.

Hair Dryer In The Bathrooms

Barbecue

Fireplace

Crib

Available For Events
On request, the villa is available for events.

Fibre Internet

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
The villa is a few kilometers from Cantina Berlucchi and Cantina Monte Rossa.

The Villa is Less Than 15 km From a Golf Course
The villa is about 6 km from Franciacorta Golf Club.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions

## Bath amenities
Liquid soap in all the bathrooms.

## Nearby
The villa is just a stone's throw from restaurants (da Pierino), bars and all the necessary services.

## Table Tennis

## Swimming Pool
12 x 6 m.Depth: 1.20 m.

## Heating
Heating not included in the rental price. Available on request at an extra cost.

## High Chair

## Housekeeping
Housekeeping, twice a week (on Tuesday and Thursday, 6 hours per week). Included in the rental price.

## Satellite TV

## Ceiling Fans

## Wi-Fi

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Terre di Franciacorta is 36 km from Bergamo Orio al Serio International Airport, 78 km from Verona Villafranca Airport, 79 km from Milan Linate Airport, and 116 km from Milan Malpensa Airport. The villa is just 120 m from the centre of Bornato, 21 km from Brescia, 9 km from Coccaglio, 10 km from Iseo, 13 km from Gussago, 16 km from Sulzano, 17 km from Palazzolo sull'Oglio, 24 km from Lake Iseo, 36 km from Bergamo, 72 km from Monza, 87 km from Verona, and 88 km from Milan.

# FEATURES

- 4 Double Bedrooms + 2 Triple Rooms + 1 Family Room with Double Bedroom and Adjacent Twin Room + 1 Room with 5 Beds + 1 Single Room + Dépendance with 1 Twin Room
- 6 Bathrooms + Dépendance with 1 Bathroom
- Swimming Pool
- Furnished Poolside Area
- Fully Equipped Kitchen
- Living Rooms
- Dining Room
- Outdoor Lounge Area
- Outdoor Dining Area
- Lush Garden
- 2 Shaded Porticos
- Changing Room





# DESCRIPTION

Property 10548 – BORNATO

10 Bedrooms

Location and Surrounding Area
Set in the peaceful village of Bornato, Property 10548 offers a perfect location in the heart of the famous wine region. Surrounded by vineyards and gentle hills, it is an ideal spot to enjoy the beauty of Franciacorta, known for its sparkling wines. Just a short drive away, Lake Iseo invites boat trips and visits to charming lakeside villages. With nearby wineries, local restaurants, and easy access to Brescia and Bergamo, the villa is a great base to explore northern Italy.

Property 10548 is in the quaint village of Bornato, nestled in the heart of the Franciacorta wine region. The village, with its winding streets and scenic vineyards, offers a peaceful atmosphere, perfect for relaxing and exploring. Nearby Brescia, a city with rich history, showcases attractions like the Capitolium Temple, Brescia Castle, and the elegant Piazza della Loggia. It beautifully blends ancient landmarks with a modern vibe, providing visitors with a cultural and historic experience.

Just a short drive from Bornato, the small town of Coccaglio is surrounded by lush vineyards and offers a tranquil retreat, ideal for a leisurely stroll or a visit to local shops and cafes. The charming town of Iseo, on the shores of Lake Iseo, provides a lively lakeside atmosphere with cafes, restaurants, and beautiful views. Visitors can also take a relaxing boat ride to Montisola, Europe's largest lake island, known for its car-free streets, olive groves, and serene villages.

The beauty of Lake Iseo is simply captivating, with its crystal-clear waters and stunning views of the surrounding Alps. The lake offers a variety of activities, from boat trips to cycling and hiking around its scenic shores. The serene Monte Isola Island is a must-visit, with its picturesque villages, peaceful atmosphere, and scenic vistas. Towns like Lovere and Pisogne, with their medieval charm, cobbled streets, and lakeside beauty, provide a peaceful escape from the bustling world.

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The Property
Nestled in the heart of the charming village of Bornato, in the renowned Franciacorta wine region, Property 10548 is a refined villa offering the perfect blend of elegance, comfort and authentic Italian charm. Spanning 1000 square metres over two floors, the villa is thoughtfully designed to offer ample communal spaces. With a maximum occupancy of 14 guests (expandable upon request), Property 10548 is ideal for families and groups looking for a memorable retreat in northern Italy's picturesque countryside.

The villa is surrounded by a beautiful private garden that reflects the natural serenity of the region. Two shaded porticos open directly onto the lush greenery, offering the ideal setting for al fresco meals and morning coffees. At the heart of the garden lies a stunning private swimming pool (12 x 6 m), perfect for refreshing dips during the warmer months. Adjacent to the pool is a delightful dépendance, featuring a twin room, a changing area, and a bathroom, offering both privacy and convenience for two guests.

The ground floor of this splendid residence welcomes guests with its generous living areas and refined, classic interiors. The villa boasts a series of interconnected spaces designed for both entertaining and relaxing: a grand salone, a formal dining room, a cosy sitting room with fireplace, a bright breakfast room, and two additional living areas that offer flexible spaces for reading or socialising. The heart of the home is the fully equipped kitchen, which opens directly onto the two porticos.

On the upper floor, guests will find eight beautifully appointed bedrooms: one double bedroom; two triple rooms (each with a double bed and single bed, or three singles); one family suite with a double bedroom (bed can be split into twins) and an adjoining twin room; three additional double bedrooms, one of which has a bed that can be configured as two twins; one bedroom with five single beds and an optional extra bed; and one single room.

There are also five bathrooms on this floor, along with a laundry room, ensuring maximum convenience for longer stays. Whether you are drawn by the renowned wines of the Franciacorta region, the nearby Lake Iseo, or simply wish to unwind in a haven of tranquillity, Property 10548 offers an exceptional setting for an unforgettable Italian escape. Please note that the standard maximum occupancy is 14 guests. However, upon request, further bedrooms can be made available to accommodate up to 26 guests in total.

# PHOTOS











