

# La Rustica

Region: Umbria Sleeps: 26

## Overview

On a hilltop in the Niccone Valley is the enchanting and marvellously restored hamlet, La Rustica estate. With 360 degree views of the valley, it is surrounded by forests with fig, pomegranate and olive trees.

Guests can be accommodated in the three incredibly spacious, bright apartments and in the two small, detached stone houses at the bottom of this hamlet. All are furnished elegantly with local tiles from Deruta.

The wide range of accommodation includes large living areas with open fireplaces and floors laid with handmade terracotta tiles. All the apartments are elegantly furnished with antiques and there is satellite television. The comfortable bedrooms all have en suite facilities and air conditioning.

The kitchens are all fully equipped and offer wonderful views from every window. An easy to use alarm system has been installed in every apartment.

For a relaxed, but exclusive holiday, the property of La Rustica is completed by a beautiful pool (16x8 mt) with superb views over the valley. The old hamlet's chapel was converted into a warm space for delicious buffet breakfasts and dinners by reservation. There is a tennis court, a sauna and private grounds with many shady corners available for sitting and enjoying the peaceful atmosphere.

A free wi-fi connection is available throughout the hamlet. The various individual accommodation options, the services, and the helpful but discreet La Rustica staff make this an exceptional and unique place for an independent family or a couple's holiday.

La Rustica is also ideal for special events such as weddings, family reunions, or business meetings in a secluded, exclusive and enthralling location.



## Facilities

**Recommended** • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids  
• Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • All Bedrooms En-Suite • Ideal for Parties • Tennis Court • Satellite TV • Sauna/Steam • Table Tennis • DVD • Working Fireplace/Woodburner • Heating • Cot(s)  
• Rural Location • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Chapel on Site

# Interior & Grounds

## The Borgo

### Apartment 1 (4 + 2 pax)

#### Ground floor

- Living room with fireplace and double sofa bed
- Large kitchen with dining table

#### First floor

- Large double bedroom (convertible in twin) with en-suite bathroom with bathtub and shower
- Twin bedroom (beds can be joined) with en-suite bathroom with shower

### Apartment 2 (6 + 2 pax)

#### First floor

- Sitting room with fireplace and double sofa bed
- Kitchen with dining table
- Double bedroom (convertible into a twin) with en-suite bathroom with bathtub and terrace

#### Mezzanine level

- Bathroom with shower

#### Second floor

- Large double bedroom with en-suite bathroom with bathtub
- Twin bedroom with en-suite bathroom with bathtub

### Apartment 3 (8 pax)

#### Ground floor

- Living room
- Large kitchen
- Double bedroom (convertible into a twin) with en-suite bathroom with bathtub and shower

#### First floor

- 2 double bedrooms (convertible into a twin)
- Bathroom with shower and bathtub

#### Second floor

- Large double bedroom (convertible into a twin) with en-suite bathroom with bathtub and shower

### Annexe 1 (



## **6 pax)**

### *Ground floor*

- Living room with fireplace
- Kitchen with dining table, opening onto the terrace
- Bedroom with French bed and en-suite bathroom with shower
- Double bedroom (convertible into a twin) with access to the outside
- Bathroom with bathtub and shower

### *First floor (access through a spiral staircase)*

- Double bedroom (convertible into a twin) with en-suite bathroom with bathtub and shower

## **Annexe 2 (2 pax)**

- Dining room with fireplace
- Living room
- Kitchen with windows opening onto the terrace
- Guest toilet
- Double bedroom with en-suite bathroom with bathtub and shower

## **The Chapel**

The original chapel has been converted into a magnificent dining and drawing room for guests, with outside grassy terrace with tables and chairs for dining al fresco.

The Chapel is a space used as a communal area between the hamlet's guests, as a welcome and information office, as a place where breakfasts or dinners on reservation are served, or where guests can find books, guides, tennis rackets, laptop of common use. The chapel kitchen and all its equipment in the chapel cannot be used by guests.

## **Facilities**

- Air conditioning in all bedrooms
- Wi-Fi
- Fireplace
- Satellite TV
- DVD player
- Hairdryer
- Washing machine
- Ironing facilities
- Vacuum cleaner
- Drying rack
- Windows screens
- Alarm system
- Safe in each room

**Outside grounds**

- Swimming pool (16x8m, depth 1,40 m), open approximately from end-April to mid-October
- Garden
- Tennis court (tennis rackets and balls available)
- Sauna
- Table tennis
- Parking
- Barbecue area
- Boules set

## Location & Local Information

Perfectly located between Umbria and Tuscany, La Rustica is situated on the top of a hill with a spectacular 360 degree view of the rolling countryside overlooking the historic Niccone Valley, North of Perugia (the capital of Umbria). This historic hamlet dates back to 1433.

### *Umbria & the Niccone Valley*

Umbria well deserves its description as the 'green heart of Italy'. More lush and less developed than Tuscany, its cities and medieval hill top towns are steeped in centuries of fascinating history.

Despite being one of the smallest regions in Italy, Umbria has a wealth of attractions, with enchanting towns and beautiful countryside.

Those seeking relaxation will find it in abundance amid the tranquillity of Umbria's rolling hills, covered with vines and olives, cypresses and Aleppo pines, oaks and chestnut trees. Painters in particular will relish the seasonal splashes of colour – the brilliant red of poppies or rich yellow of sunflowers in summer, and the browns and golds of autumn. Walkers can enjoy the splendours of Umbria's mountain and hill scenery.

Few summer visitors will want to miss a visit to Lake Trasimeno, central Italy's largest lake. They may choose to relax on the beaches, enjoy the restaurants of the lakeside towns, or take a ferry to one of the lake's islands. Throughout the year, Lake Trasimeno offers particular delights to naturalists, who may observe at leisure grebe and duck or catch a glimpse of osprey. Even those with a more casual interest in wildlife may see hoopoes, or buzzards and hawks wheeling in the clear blue skies. At night, guests may enjoy occasional sightings of wild boar or porcupine and in early summer, the magic of fireflies and the song of the nightingale.

For those wishing to combine relaxation with more active pursuits, Umbria offers a fascinating history. From Etruscan through Roman, medieval and Renaissance times, the region contains a wealth of evidence of its varied past. Assisi, Perugia and Orvieto are artistic centres renowned worldwide, but the discerning visitor may find much to enjoy in a host of smaller towns and villages, such as Gubbio, Todi, Bevagna, Spello, Citta di Castello and many more.

Home to St. Francis, Umbria holds many reminders of the Saint's presence, from the great basilica at Assisi, with its frescoes by Giotto, to the colourful fresco cycle by Benozzo Gozzoli in Montefalco. In the region's arts and crafts, past meets present, seen in the centuries-old pottery centres of Deruta, Gubbio and Gualdo Tadino, or in summer music festivals presenting





symphonic or chamber concerts, opera and jazz.

A chance to meet local people and share in their love of good food and wine is provided by the numerous festivals, or sagre, held in small villages throughout the region each summer. Besides its wealth of attractions, Umbria is the ideal base for a wider exploration of central Italy. Florence, cradle of the Renaissance, and Rome are easily accessible by road or rail a couple of hours away.

The area where Borgo Bastia Creti is situated is called the Niccone Valley. The Tiber River runs through the entire length of the valley for 50 km, bestowing fertility on the soil.

The Niccone Valley is named for the stream that flows through it, spilling into the Tiber River at its eastern terminus near Umbertide. Part of the valley is in Umbria and part is in Tuscany. At either end are the Umbrian towns of Lisciano Niccone and plain Niccone. A small section from Mercatale to La Mita is in Tuscany.

The valley was a much traveled route throughout Italy's history, and evidence of its strategic position can be seen in the castles that dot the hilltops, facing off from both sides across the border.

It is in the northern-most Umbrian territory, a border zone between Umbria and Tuscany repeatedly crossed by cultural and artistic influences that have determined its particular development in comparison to the neighbouring regions.

The entire district teems with splendid works of art and a happy balance has been achieved between ancient and modern, traditional and progressive.

Citerna, Montone, Pietralunga and Monte Santa Maria Tiberina, all deeply imbued with ancient civilization, combine the panoramic beauty of their position with sober medieval town planning. In Umbertide, S. Giustino and Lisciano Niccone, the many castles, parish churches, and abbeys bear witness to a past history of intense social upheaval and artistic and religious lifestyles. Città di Castello is a rare Umbrian example of Renaissance art and culture which harmonises perfectly with the events of national importance organised through the year.

The area is also considered a great gastronomic point, with specialties that can be tasted in the typical restaurants and trattorias of the Umbria region.

Staying in La Rustica will give guests the opportunity to visit Tuscany and its beautiful towns such as Cortona, Montepulciano, Siena, Arezzo or Sansepolcro.

## Local Amenities

Nearest Airport	<b>Perugia (44 km)</b>
Nearest Airport 2	<b>Ancona (132 km)</b>
Nearest Village	<b>Niccone (8 km)</b>
Nearest Town	<b>Umbertide (12 km)</b>
Nearest Restaurant	<b>Niccone (8 km)</b>
Nearest Bar/Pub	<b>Niccone (8 km)</b>
Nearest Supermarket	<b>Umbertide (12 km)</b>
Nearest Shop	<b>Umbertide (12 km)</b>

## What we love

- The perfect place to stay to explore beautiful, idyllic Umbria
- Great for foodies - not only are there wine tours nearby, but you can also visit producers of olive oil, cheese and salami!
- The English-speaking estate manager visits the property every day, in case you need help or advice.

## What you should know...

- A car is highly recommended in order to explore this amazing region.
- Please note that an additional 4 guests can sleep on the sofa beds.
- Please note that on the grounds there is a private house that is occasionally occupied, however, complete privacy is ensured.
- The tennis court is occasionally shared with nearby villa owners – there is an efficient booking system to reserve your spot on the court during your stay.

# Terms & Conditions

- Security deposit: €1500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Energy costs included?: Yes.
- Changeover day: Saturday from mid June to mid-September. Flexible during all other periods.
- Heating costs included?: Extra €5/m3, payable locally.
- Internet access?: Wi-Fi connection included.
- Linen & towels included?: Yes.
- Arrival time: 3 p.m. to 7 p.m.
- Minimum stay: 7 nights approximately end-June to end-August. 3 nights during all other periods on request, please enquire for more details.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Weddings and celebrations are permitted on request. Please note stag/hen parties are not allowed.
- Pool opening dates?: The pool is open approximately end-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.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Departure time: By 10 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.
- Pool towels included?: Yes.
- Other Ts and Cs: A travel cot is available on request, at an extra cost of €10 per day (payable locally).
- Other Ts and Cs: Foldaway single bed available on request, at an extra cost of €30 per day (payable locally).