

Casa Giardino

Region: Umbria Sleeps: 8

Overview

Situated on a south-facing slope on an organic fruit and olive farm in the Niccone Valley, this enchanting villa in Umbria is enveloped by 25 acres of gardens and orchards and boasts captivating views of some of the most awe-inspiring countryside in Italy.

The open-plan floor space is warmly welcoming, with original archways, wood beams, and heated brick flooring connecting the comfortable lounge and dining spaces. The rustic, open kitchen will surely be a popular gathering spot, and is well appointed with modern appliances and extras, such as a bread maker and wood-fired range.

Four peaceful bedrooms sleep eight comfortably, and an equal number of stylishly renovated bathrooms make it easy to share space.

Breakfast on the sunny balcony or side terrace beside vibrant flowers will start mornings right, and the covered pergola and wooden poolside deck are excellent places to enjoy BBQ lunches with a view.

While you could be content spending your entire holiday within this charming estate, ancient castles, churches, and many delicious restaurants await in the nearby river town of Umbertide. Or, hop the border into Tuscany and take a day trip to Arezzo or Florence, perhaps while doing a bit of wine tasting along the way.

Facilities

Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • BBQ • All Bedrooms En-Suite • Ideal for Parties • Ground Floor Bed & Bath • Satellite TV • Wheelchair Access • Indoor Games • Outdoor Games • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic



Interior & Grounds

Villa Interior

- 3 luxurious double bedrooms with en-suite bathroom
- Luxurious double bedroom with desk and en-suite bathroom
- Huge, fully-equipped kitchen with multi-functional oven, microwave, dishwasher, two fridges and freezer, bread maker, food processor, blender, espresso maker
- Dining area with seats for 8 guests
- Sitting area with sofas, TV and fireplace

Outside grounds

- Shaded pergola and large, sunny balcony
- Play area for children with swings, slide and den
- 25 acres of unspoilt countryside to explore around the house.
- Chlorine-free swimming pool (11x5 m, depth 1,20 m), open approximately from May to September
- Barbecue

Facilities

- Mosquito zappers
- Printer
- Wi-Fi
- Satellite TV
- Stereo
- Books and videos/dvds, cd player
- iPod dock station



Location & Local Information

Casa Giardino has its own terraced garden on the estate, surrounded by the scent of herbs, roses, irises and peonies with fruit trees, olive trees and wildflowers all around. Gather your own seasonal fruit and vegetables and fresh eggs. The property overlooks an orchard and has a spectacular view of Monte Acuto.

The land, 25 acres, has been farmed organically since the late 1980s and is a haven for wildflowers and wildlife. Walking in the upper fields or woods may reveal the tracks of deer or wild boar. Porcupines raid the vegetable garden. A large hare has made his home in the lower apple orchard. Wild orchids grow in the fields in the spring and a bewildering array of wild mushrooms in autumn.

Local Amenities

Nearest Airport	Perugia (43 km)
Nearest Airport 2	Florence (152 km)
Nearest Village	Montecastelli (10 km)
Nearest Restaurant	(5 km)
Nearest Bar/Pub	(10 km)
Nearest Town/City	Citta' di Castello (20 km)
Nearest Supermarket	Montecastelli (10 km)
Nearest Shop	Montecastelli (10 km)



What we love

- This villa in Umbria is great for kids, with a fantastic pool, games, movies, and a play structure provided
- Guests can gather their own fruit and vegetables from the orchards and gardens for super fresh homemade meals
- The views from the villa are breathtaking, including glimpses of Monte Acuto

What you should know...

- A car is highly recommended in order to make the most of this beautiful region

Terms & Conditions

- Security deposit: €400 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 5 pm.
- Departure time: 9.30 am.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Changeover day: Saturday.
- Minimum stay: 7 nights.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately May to September. 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: A cot and a high chair are available on request.
- 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.
- Heating costs included?: Yes.