

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 • Internet • BBQ • All Bedrooms En-Suite • Ideal for Parties • Ground Floor Bed & Bath • Cable TV • Wheelchair Access • Bicycles Provided • Indoor Games • Outdoor Games • DVD • Working Fireplace • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic



Interior & Grounds

The Villa

- 4 Luxurious bedrooms and 4 bathrooms
- Huge, fully-equipped kitchen with 90cm multi-functional oven, microwave, dishwasher, two fridges and freezer, bread maker etc.
- Satellite TV (card not included), broadband internet and network, P.C printer/fax, stereo, plenty of books and videos/dvds, cd player and iPod dock.
- Solar panels, underfloor heating, double-glazing, wood-burning range and fireplace.

Exterior

- Plenty of outdoor furniture
- Barbecue
- Shaded pergola and large, sunny balcony
- Play area for children with swings, slide and den on terrace above house.
- 25 acres of unspoilt countryside to explore around the house.
- Above ground pool with



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.

- Direct flights from London Stansted to Perugia airport are less than 45 minutes away.
- Ancona or Florence airport - 2 hours away.
- Bologna, Pisa or Rome airport - 3 hours away.



Terms & Conditions

- Security deposit: €400.
- Arrival time: 5.00 pm
- Departure time: 9.30 am
- Energy costs included?: Additional cost.
- Linen & towels included?: Included.
- Pets welcome?: Pets are not allowed at the property.
- Smoking Allowed?: No smoking in the property.
- Other 2: 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