

# Villa Faruffini

Region: Lazio Sleeps: 8

## Overview

A magnificent Italian villa rental built in the 1930's in the desirable and conveniently central Italian region of Sabina, a territory still untouched by mass tourism, yet only 50 kilometers north of Rome.

The interior is entirely renovated and stands up as a prime example of classical Italian colonial style, complete with grand chimney and fireplace, and Tuscan terracotta floor tiling.

The villa sits within the privacy of a neatly manicured garden with its own pergola dining terrace and private swimming pool, perched on a hill overlooking the vineyards and olive groves. All guests also have access to their own tennis court, table tennis and a five-a-side football field.

The estate that Villa Faruffini is located within produces a notable red wine and the local Sabina olive groves are credited with a reputable extra virgin olive oil. This property is the perfect base from which to explore the many nearby cultural and artistic attractions of central Italy, with Rome, Tuscany and Umbria all within a short day trip.

## Facilities

Great Value • **Recommended** • Private Pool • Ideal for Babies & Toddlers  
• Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • BBQ • Tennis Court •  
Ground Floor Bed & Bath • Satellite TV • Wheelchair Access • Indoor  
Games • Outdoor Games • Table Tennis • Pool/Snooker • DVD •  
Working Fireplace/Woodburner • Heating • Ceiling Fans •  
Caretaker/Owner on Site • Cot(s) • High Chair(s) • Fenced Grounds •  
Rural Location • Wine Tasting • Outstanding Landscapes • Outdoor Pursuit  
& Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## Villa Interior

### Ground Floor

- Large living room with satellite TV and dining area
- Fully-fitted kitchen with oven, grill, fridge, freezer, dishwasher and washing machine
- Twin bedroom with private shower-room



### First Floor

- Double bedroom with private bathroom with bath
- Two twin bedrooms
- Bathroom with shower

## Outside Grounds

- Swimming pool (12m x 5m, depth 1.20 m -1.40m) open approximately June to September
- Sun loungers and parasols
- Garden with a pergola and a barbecue area
- Patio with wooden table and chairs seating for 8 guests
- Shared tennis court
- Shared five-a-side football pitch
- Shared table tennis



## Facilities

- Wi-Fi
- Heating
- Satellite TV
- CD and DVD player
- Hairdryer
- Disabled equipped toilet
- Sun loungers and parasols
- Rackets and balls

# Location & Local Information

Villa Faruffini lies in the Italian central region of Lazio, in a perfect position for sightseeing Rome and day trip to Umbria and Tuscany.

The Estate is located 7 km from the quaint town of Magliano Sabina, in the enchanting Sabina area, a region still authentic and unspoilt. In a landscape of gentle hills where agriculture is in perfect harmony with the surrounding nature, you'll find an array of Roman villas, medieval castles, churches and abbeys and many remains of Italy's historic, cultural, architectonic and artistic past.

Riding schools, golf courses, natural bolted cliffs for free climbing, along with Mount Terminillo, ski resorts offer sports lovers an uncontaminated natural environment in which to play.

The area is alive in winter and summer for the holiday of your choice. Along pleasant country roads, you can easily reach breathtaking places still unknown by tourists. The motorway A1, instead, gives you an easy and quick access to some of the most important artistic sights of central Italy, such as Viterbo, Orvieto, Spoleto, Perugia but also Arezzo, Florence and Siena. Rome itself is just a few miles away, and very easy accessible, in less than one hour, by train or car.

## Local Amenities

Nearest Airport	<b>Rome</b> (94 km)
Nearest Airport 2	<b>Perugia</b> (130 km)
Nearest Village	<b>Magliano Sabina</b> (7 km)
Nearest Town/City	<b>Terni</b> (42 km)
Nearest Restaurant	<b>Magliano Sabina</b> (7 km)
Nearest Bar/Pub	<b>Magliano Sabina</b> (7 km)
Nearest Supermarket	<b>Magliano Sabina</b> (7 km)



Nearest Shop

**Magliano Sabina**  
**(7 km)**

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## What we love

- A chance to discover the Sabina region, a part of Italy still authentic and untouched by mass tourism
- The villa has easy and quick access to some of the most important artistic sights of central Italy (Lazio, Tuscany and Umbria)

## What you should know...

- The villa is 7 km from the nearest village so a car is necessary
- For larger parties it is possible to rent sister properties [Villa Conconi](#) (sleeps 8) and [Villa Rovani](#) (sleeps 16) virtually next door - please follow links for more information.

## Terms & Conditions

- Security deposit: €250 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- Changeover day: Saturday.
- End of stay cleaning included?: Included for 2023. Extra €100, payable locally for 2024. 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.
- 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.
- Heating costs included?: Extra €30/day, payable locally.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open approximately June 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. Please request it before arrival.
- Minimum stay: 7 nights. Other durations on request.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Pool towels included?: Yes.