

Casale Cocca

Region: Montepulciano **Sleeps: 9**

Overview

A newly constructed stone villa located in the lovely village of Trevinano, favorably placed between the Lazio, Tuscany, and Umbria. The villa is within close proximity to Rome and Florence.

Casale Cocca reflects the style of an ancient Tuscan farmhouse with wooden beams, terracotta and travertine floors. The interior is decorated with furniture made by master craftsmen offering a warm and enveloping atmosphere.

The villa sleeps 9 guests in 4 double bedrooms all equipped with an LED TV. There's also an additional single bedroom. A small library with English and Italian books along with some games will guarantee hours of fun with your friends and family.

The outside terrace offers a stunning view of the Natural Reserve of Monte Rufeno's green woods and the rolling Tuscan hills, both providing the perfect setting for relaxation.

Guests will find serenity while walking through the private garden adorned with seasonal vegetables and olive trees.

In addition to the panoramic swimming pool and jacuzzi with a spectacular view of the stunning property, you will find a longstanding barn converted into an outdoor kitchen with an oven perfect for real Italian pizza. A BBQ is also available to grill the seasonal vegetables picked from the garden.

****Please note the property is close to Montepulciano but actually located in Lazio****

Facilities

Modern • Sustainable Collection • Wellness • **Recommended** • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • Walk to Village • BBQ • Ground Floor Bed & Bath • Cable TV • Wine Cellar • Indoor Games • Table Tennis • DVD • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Wine Tasting • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic



Interior & Grounds

Villa

- 4 double bedrooms equipped with an LED TV
- 1 single bedroom
- 3 bathrooms
- Fully equipped kitchen
- Kitchen terrace furnished with a table, chairs and umbrella
- Wine cantinetta (local wine available for a fee)

Outside Grounds

- Panoramic swimming pool (9m x 4.5m) equipped with an outdoor shower and lounge chairs (open from mid May to the end of September)
- Jacuzzi (2 x 4.5m)
- Outdoor laundry area equipped with washer/dryer, iron and ironing board
- Outdoor kitchen with large dining table, wood oven and BBQ
- Large, private garden with seasonal vegetable available for picking
- Fishing pond with fishing rods provided
- Parking

Facilities

- Wifi inside and outside the villa
- Hairdryer
- Table linens available
- SMART LED TV with access to the Internet, DVD player, MP3 player, and USB port
- Small library with books in Italian and English
- Some games
- Alarm system available for activation
- Table tennis
- Mosquito nets throughout the house

Little Sustainability Gems About the Property

The owners are dedicated to green and renewable energy, installing solar panels on their holiday home.



Location & Local Information

The villa is favorably located near the beautiful towns and villages in Lazio, Tuscany, and Umbria. The castle of Monaldeschi is visible from the villa and is just 1km west of the villa, in the town of Trevinano. Visitors of Trevinano are able to easily reach lakes, mountains, and the sea.

Lazio is probably Italy's most visited region because it is home to the country's capital city, Rome. The landscape is a mixture of flat plains and rolling hills, with more mountainous regions in the south and east where the landscape rises up into the Apennines.

The region's capital, Rome, is home to numerous tourist attractions including the Colosseum, the Trevi Fountain, the Pantheon and Vatican City. Being one of the world's most important tourist destinations, Rome can be visited time and time again and visitors will still not see everything this splendid city has to offer.

Nearby Areas

- San Casciano dei Bagni (SI) Tuscany (10km)
- Riserva Naturale di Monte Rufeno (VT) Lazio (10km)
- Acquapendente (VT) Lazio (12km)
- Cetona (SI) Tuscany (22km)
- Sarteano (SI) Tuscany (24km)
- Torre Alfina (VT) Lazio (25km)
- Citta della Pieve (PG) Umbria (27km)
- Bolsena Lake (VT) Lazio (28km)
- Solvana, Sorano e Pitigliano (GR) Tuscany (30km-40km)
- Chiusi (SI) Tuscany (32km)
- Orvieto (TR) Umbria (30km)
- Civita di Bagnoregio (VT) Lazio (45km)
- Montepulciano (SI) Tuscany (45km)
- Monte Amiata (SI) Tuscany (50km)

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Local Amenities

Nearest Airport	Perugia Airport (80 km)
Nearest Airport 2	Florence Airport (165 km)



Nearest Village	Trevinano (1km)
Nearest Town/City	San Casciano dei Bagni (10km)
Nearest Restaurant	Trevinano (1km)
Nearest Bar/Pub	San Casciano dei Bagni (10km)
Nearest Supermarket	Trevinano (1km)
Nearest Shop	San Casciano dei Bagni (10km)

Terms & Conditions

- Security deposit: €500 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?: Extra €75, payable locally upon arrival. 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.
- 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 €70 payable locally.
- Internet access?: Wi-Fi internet access included.
- Pool towels included?: Yes.