

Casale Cocca

Region: Lazio Sleeps: 9

Overview

Nestled within the picturesque village of Trevinano, the enchanting stone villa known as Casale Cocca presents an idyllic retreat that seamlessly blends the charm of ancient Tuscan architecture with modern comforts. Positioned favourably between the regions of Lazio, Tuscany, and Umbria, this exquisite villa boasts a privileged location that conveniently reaches the historic allure of Rome and the artistic splendour of Florence.

Resonating with the timeless elegance of a traditional Tuscan farmhouse, Casale Cocca showcases a character-rich façade adorned with rustic wooden beams and is graced by terracotta and travertine floors that exude warmth. As you step across the threshold, the interior reveals an inviting haven adorned with furniture meticulously crafted by master artisans. This bespoke décor infuses each space with a sense of intimacy, enveloping guests in an atmosphere of comfort and ease.

Accommodating up to nine guests, the villa comprises four gracefully appointed double bedrooms, each thoughtfully furnished with its own LED TV. An additional single bedroom offers versatile lodging options. For those seeking moments of intellectual indulgence or playful leisure, a compact library stocked with a curated selection of English and Italian books, alongside an array of engaging games, promises delightful hours of entertainment for companions, friends, and family alike.

Step outside onto the charming terrace, where an awe-inspiring panorama unfolds. Gazing over the verdant expanse of the Natural Reserve of Monte Rufeno's lush woodlands and the undulating contours of the Tuscan hills, you're invited into a haven of relaxation. The private garden, adorned with a tapestry of seasonal vegetables and venerable olive trees, provides a serene sanctuary for strolls and tranquil contemplation.

The outdoor retreat is elevated further by an inviting swimming pool and a jacuzzi that offer glorious views of the villa's captivating surroundings. Adjacent to these delights, a historic barn has been thoughtfully converted into an alfresco kitchen featuring a traditional oven ideal for crafting authentic Italian pizzas. For those who revel in the sizzle of a grill, a barbecue station is at the ready, allowing guests to prepare and savour the bounty of seasonal vegetables plucked fresh from the verdant garden.

Casale Cocca embodies the essence of Italian countryside living, seamlessly melding timeless aesthetics with contemporary amenities. Whether basking in the sun-dappled splendour of the outdoors, relishing the comfort of the thoughtfully designed interiors, or indulging in the culinary delights conjured



within the outdoor kitchen, this stone villa stands as an epitome of refined relaxation, promising an unforgettable escape in the heart of Italy's most cherished landscapes.

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

Facilities

Quirky • Sustainable Collection • **Recommended** • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • Walk to Village • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Smart TV • Wine Cellar • Indoor Games • Table Tennis • DVD • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Rural Location • Wine Tasting • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

Interior & Grounds

Villa Interior

- Living room with LED Smart TV and DVD
- 4 x bedrooms with double beds and an LED TV
- Bedroom with single bed
- 3 x bathrooms
- Kitchen fully equipped with a dishwasher, coffee machine, kettle, blender, wine cellar, oven and fridge
- Kitchen terrace furnished with a table, chairs and umbrella

Outside Grounds

- Panoramic swimming pool (6.5m x 4.5m) with jacuzzi section (2m x 4.5m) (8.5m x 4.5m in total). Open approximately from beginning-May to end-September
- Outdoor shower and lounge chairs
- Outdoor laundry area equipped with washer/dryer, iron and ironing board
- Outdoor kitchen with large dining table, wood oven and BBQ
- Terrace with table and chairs
- Large, private garden with seasonal vegetable available for picking
- Wild fishing pond*
- Parking

**Available for use on request only so owners can remove waterlilies*

More facilities

- Wi-Fi
- Dolby Surround Sound
- Small library with books in Italian and English
- Alarm system available for activation

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

Nestled amidst the captivating landscapes of Lazio, Tuscany, and Umbria, the villa enjoys an enviable location that beckons exploration of Italy's most cherished regions. With the majestic Monaldeschi Castle gracing the horizon just 1km west in Trevinano, Casale Cocca offers a panoramic view of historical beauty.

The town of Trevinano has plenty of local amenities for guests to explore and is only 1km away from the villa. This charming town is a gateway to an array of natural wonders, allowing visitors to effortlessly traverse from serene lakes to majestic mountains and even the allure of the shimmering sea.

Additionally, Lazio, a region renowned for its timeless appeal, is Italy's most sought-after destination, home to the iconic capital, Rome. The landscape unfolds a tapestry of flat plains, rolling hills, and more rugged mountains in the south and east, where the majestic Apennine Mountains ascend. Rome is an eternal treasure trove of cultural marvels, boasting attractions such as the iconic Colosseum, the Trevi Fountain, the Pantheon, and the sovereign Vatican City. Each visit to this splendid city unveils new layers of fascination, making Rome an inexhaustible wellspring of discovery. The charm of Lazio, Tuscany, and Umbria close to the villa invites you to embark on an enriching journey through Italy's multifaceted wonders.

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Local Amenities

Nearest Airport	Perugia Airport (80km)
Nearest Airport 2	Florence Airport (165km)
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)
Nearest Tennis	(30km)

What we love

- Nestled in Trevinano village, between Lazio, Tuscany, and Umbria, Casale Cocca offers proximity to Rome and Florence
- Ancient Tuscan farmhouse style with wooden beams, terracotta floors, and master-crafted furniture, exuding warmth and charm
- The wonderful terrace overlooks Monte Rufeno's Reserve and Tuscan hills, perfect for relaxation and tranquility
- Enjoy the private garden with seasonal veggies, olive trees, a panoramic pool, jacuzzi, outdoor kitchen for pizza, and BBQ for al fresco dining

What you should know...

- The villa's rustic charm extends outdoors, but be mindful of uneven surfaces and steps in the private garden and terrace.
- While the panoramic pool and jacuzzi offer stunning views, ensure safety precautions, especially if traveling with children.
- We recommend that guests bring or hire a car to explore the surrounding villages and towns.

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?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet will apply (payable locally).
- Changeover day: Saturday.
- End of stay cleaning included?: No. €150 (2023) €200 (2024), payable locally. This is for a standard changeover clean. 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 per day payable locally.
- Internet access?: Wi-Fi internet access included.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately beginning-May to end-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.
- Pool heating charge?: Extra €300 (2023) €250 (2024) (pool heated to approximately 25 degrees), paid in cash locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Other Ts and Cs: A highchair and cot are available on request, subject to a fee of €50 per item (payable locally in cash).