

Villa Volsini

Region: Tuscany Sleeps: 6

Overview

Villa Volsini stands out for being featured in *The Times* in the "Top 10 Villas in Italy 2019", certainly a priceless recognition.

Villa Volsini, stretching majestically across the hillside, truly holds something for everyone, with perfectly manicured lawns and a stunning private pool surrounding the traditional manor house, overlooking the beautiful Lake Bolsena.

Tucked away in the picturesque countryside in between Tuscany, Umbria and Lazio, arrival at the villa will bring you along a fine avenue of cypress trees, to the courtyard with plenty of parking. Within the home, you will find a distinct character and sense of comfort. On the ground floor, there are three main rooms: a spacious, modern kitchen with adjoining dining area, a large traditional sitting room with leather armchairs and an open fireplace and a fabulous lounge area with a sofa and satellite TV. The kitchen is equipped with high-quality accessories and the same distinctive décor as the rest of the property.

A stone arch divides the kitchen and the lovely dining room. Hand-made tiles and high ceilings of chestnut beams are present throughout the home. All three delightful common areas have a pleasing blend of modern and antique furnishings, and each has a set of double doors opening out to the terrace area. On the terrace, there is a fabulous casual seating area and a granite table for eight, perfect for an alfresco meal overlooking the nearby lake and hills, alongside a Weber barbecue. From the terrace, there is a staircase leading to the basement. Here there is both a fourth shower room, ideal for rinsing off after a dip in the pool, and a games room.

There are four beautifully styled, traditional bedrooms. The first three are all on the first floor and consist of a spacious master bedroom with a spectacular ensuite bathroom complete with walk-in shower, a large double and an elegant twin room. On the second floor, there is the final room, a second twin room perfect for those traveling with teenagers. There is a separate shower room on both the first and second floors.

In the quaint garden, a perfectly manicured lawn surrounds the sparkling private pool. Lazing around the infinity pool in one of many sun loungers, you'll begin to appreciate the tranquility and calm of the location, with only the twittering of birds and the cool breeze that glides across from Lake Bolsena,



and, of course, the sublime views of the surrounding olive trees and meadows. And if you fancy a little more excitement, the garden comes complete with table tennis and table football!

**** Please note the property is close to Tuscany border, but is actually located in Lazio Province ****

AS MENTIONED IN



Facilities

Wow Factor • Private Pool • Ideal for Teens • Wi-Fi/Internet • BBQ • Satellite TV • Table Tennis • Table Football • DVD • Heating • Ceiling Fans • Rural Location • Walking/Hiking Paths • Wine Tasting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Family Villa set in ten acres of tranquillity, sleeps up to 6 people with 4 bedrooms and 4 bathrooms

Ground Floor

- Sitting room
- Fully equipped Kitchen with dining room
- TV / Media room
- Covered terrace with dining and seating area

First Floor

- Master bedroom with double bed, en-suite bathroom en suite and walk-in shower
- Double bedroom
- Bathroom with shower
- Twin/ Double bedroom

Second Floor

- Twin bedroom (low ceilings)
- Bathroom with Shower (low ceilings)

Lower Level (accessed via external staircase)

- Games room with table tennis and table football
- Bathroom with shower

More facilities...

- Most rooms with ceiling fans and mosquito screens
- Washing machine
- iPod dock and music station
- Play Station 2
- Wii console
- Table tennis
- Pre-pay mobile phone with some credit
- Gas Barbecue



Location & Local Information

Nestled in the sensational countryside of farms, forests, vineyards and ancient hamlets, sewn together by the infinite winding of the River Tiber, the calm, tranquil surroundings are perfect for anyone looking to escape the hustle and bustle of the city. Located almost perfectly centrally between the vibrant cities of Florence and Rome, Villa Volsini is in perhaps the most beautiful part of the country: right in the middle of 'Italy's green heart'!

Indeed, while you will feel utterly isolated and at one with the natural world, shops, restaurants and markets are just a 4km drive away, in Grotte di Castro. The location is fantastic for a wine tasting, as a world-famous wine producing region, with exceptional wines coming from the Orvieto region and of course the wondrous taste of Sagrantino di Montefalco, rivaling the famous hearty reds produced in Tuscany, just over the border.

If you're in search of outdoor pursuits, Lake Bolsena is 10km away, and the nearby Valnerina is an excellent centre for kayaking, white-water rafting, and other adventure sports. As well as this, the Pratomagno mountain range is not too far away, nor is the 300-acre natural park near Reggello, both perfect for a little exercise and enjoying nature. Furthermore, the delightful UNESCO World Heritage site of Civita di Bagnoregio, a medieval town known as the 'Dying City', sits atop a constantly eroding volcanic rock very nearby and is well worth a visit.

Local Amenities

Nearest Airport	Aeroporto Internazionale dell'Umbria, Perugia (75 km)
Nearest Airport	Leonardo da Vinci International Airport, Rome (150 km)
Nearest Village	Grotte di Castro (4 km)
Nearest Town/City	Orvieto (30 km)
Nearest Shop	Shops, restaurants Grotte di Castro (4 km)
Nearest Beach	Lake Bolsena (10 km)



Nearest Train Station

Orvieto Scalo
(35 km)

What Oliver loves...

- Beautifully proportioned villa with traditional décor that creates a real country-house feel and provides both space and tranquility
- Fabulous setting overlooking Lake Bolsena, whether it's the fresh air and beautiful views from the villa's terrace or opportunities for swimming, sailing, fishing and more!
- Take a scenic stroll through the surrounding countryside and be back for tea time, with all the nature,
- There is even an English speaking House Manager who lives nearby and can help you make the most of your stay at this amazing place
- Featured in *The Times* "Top 10 Villas in Italy 2019"

What you should know...

- The second-floor bedroom has low ceilings and is accessed by steep staircase, therefore not recommended for young children
- Swimming pool is open from mid-May to mid-September, but can be made available for an extra charge outside of these dates
- Due to a remote location of the villa, hired car is essential during your stay
- Please note the property is positioned close to the Tuscany border but located in Lazio - hired car would be of great benefit here

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 pm
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- Changeover day: Saturday. All other changeover days 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.
- Smoking Allowed?: Outside only.
- Minimum stay: 7 nights. All other durations on request.
- Heating costs included?: Extra €150 per week, to be paid locally in cash upon arrival.
- Internet access?: Wi-Fi internet access included.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Travel cot and a high chair available on request.
- Pool towels included?: Yes.