

Villa Grazia

Region: Umbria Sleeps: 12

Overview

Standing proudly on a hillside, overlooking the Tiber valley, this beautiful villa for 12, one of the very best we've viewed, has views to make the heart sing. It's a lovely holiday home with excellent staff who are on call if needed to make your holiday an exceptional one. The charming nearby hill towns of Umbria are steeped in history. Todi (13km) is a perfect example: according to legend, it was founded in 1330 bc!

In addition to its fascinating past, Todi has a rich gastronomic tradition where you can enjoy typical and healthy Umbrian dishes. The villa is well placed if you want to explore further afield, taking less than 2 hours to reach the Mediterranean coast in the west or the Adriatic in the east.

Restored in the traditional Italian style, the villa has interesting and elegant features such as beamed and brick domed ceilings, terracotta tiled floors, stone walls, whimsical chimneys, arched doorways and wooden-shuttered windows, all complemented by the stylish furnishing and decor throughout. The dream designer kitchen is undoubtedly straight out of a glossy magazine.

The Villa comprises the main house, sleeping 10 in 4 bedrooms, all en-suite. One of the bedrooms has a single day bed complete with a pull out trundle bed sleeping an extra two guests. The adorable annexe is a stone cottage and sleeps 4 in 2 bedrooms, with a separate bathroom. The unusual layout provides several sitting and relaxation areas in addition to a very comfortable main lounge.

The gardens are just splendid. Gated and fenced, surrounded by olive groves, there are carefully tended lawns dotted with cypress trees, banks of lavender and rosemary, and colourful flora all around, with the bonus of a vegetable garden for your use. A sizeable terrace includes a shaded area - a perfect place for al fresco eating and revelling in the superb views and spectacular sunsets, while the lower garden surrounds the magnificent infinity pool.



Facilities

Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens
• Internet • <1hr to Airport • BBQ • Satellite TV • Working Fireplace •
Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location •
Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist
Towns & Villages • Historical Sites

Interior & Grounds

The Villa

Villa Grazia is a traditional countryhouse with stunning views over the surrounding area of Todi. The villa boasts 6 bedrooms both in the main house and the annex and 5 bathrooms. It can accommodate up to 12 people.

Ground floor

- Entrance area with seating
- Sitting room with pelet fireplace
- Family room with TV
- Dining room with seating for 12
- Fully equipped kitchen
- Laundry room
- Double bedroom with en-suite bathroom with shower

First floor

- Sitting area
- Three double bedrooms with en-suite shower rooms

Adjacent stone cottage

- Double bedroom
- Twin bedroom
- Bathroom with bathtub

Exterior

- Private pool (17x8m, depth from 1.5 to 2.8 m)
- Poolside terrace
- Upper terrace
- Two covered dining areas
- Vegetable garden
- Covered secure parking
- BBQ area
- Outdoor shower

More facilities...

- Radio and CD player
- Portable fans
- Two bikes (additional cost)
- Iron/ironing board
- Hairdryers



Location & Local Information

Villa Grazia is located at 700 meters above the Park of Titignano and Casemasce is the closest village. Spoleto, Assisi and Perugia are all reachable in just 1 hour.

The hilltop town of Orvieto is under 30 km away and accommodates many remarkably beautiful historic attractions including the stunning Gothic Cathedral of Santa Maria Assunta.

Around 10 km in the other direction takes you to the ancient town of Todi, first mentioned in 1300 BC in Roman mythology as a town built by Hercules on the site where he slew the fire-breathing giant Caucus. Today you can visit many grand medieval Palazzo, and visit one of the oldest common spaces in Italy, the Piazza del Popolo, a Lombard-Gothic construction that existed in the 11th century and is often used today as a movie set.

Local Amenities

Nearest Airport	Perugia Airport (55 km)
Nearest Airport	Rome Fiumicino Airport (175 km)
Nearest Village	Casemasce (4 km)
Nearest Town/City	Todi (13 km)
Nearest Restaurant	Restaurants & Cafes (4 km)
Nearest Supermarket	Supermarkets & Shops (4 km)



Terms & Conditions

- Security deposit: €750 (one week) & €1000 (two weeks or more) payable in cash upon arrival
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Included in the rental price, up to 500 Kw
- Linen & towels included?: Linen & towels included in the rental price
- Pets welcome?: Pets not allowed
- End of stay cleaning included?: Included in the rental price
- Smoking Allowed?: No smoking inside the villa
- 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?: Not included in the rental price
- Internet access?: Wi-Fi connection included