

# Villa Raffone

Region: Sorrento **Sleeps: 8 - 10**

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## Overview

Overlooking the Amalfi Coast and sea from its picturesque hillside position is the restored fortified building - and now impressive holiday home - Villa Raffone. It has been gazing out over the dramatic green landscapes and azure waters since 1500. Today, Villa Raffone offers complete tranquillity and easy access to nearby coastal destinations such as Conca dei Marini and Amalfi.

It's easy to get an idea of what could be seen from the watchtower all those centuries ago. The soaring rooftop terrace with outdoor canopy bed provides some truly breathtaking views. And it's just one of the many beautiful areas that make up Villa Raffone's extensive outside space.

The villa's Baroque-style interior covers two floors, with each of the four bedrooms showcasing antique charm and sumptuous elegance. They all have an en-suite bathroom, with one boasting the additional luxury of a freestanding bath tub with sea views. The family bedroom on the ground floor is ideal for those with younger children, as it has both twin beds as well as a double. It's a particularly lovely room, with doors opening straight onto its own terrace.

Walking around Villa Raffone is like going back in time, with beautiful features such as arched ceilings, terracotta tile floors and exposed stone walls. The overall look is that of laid-back opulence, which is especially felt in the living room. Cosy sofas and rugs make it a comfortable place you'll look forward to relaxing in at the end of the day.

The main terrace with views over the water is another area you'll be spending plenty of time in. Unwind with a drink as afternoons turn into balmy evenings, then enjoy an al-fresco dinner with the scent of lemon trees hanging in the air.

Elsewhere in the rambling Mediterranean gardens are spaces designed for your rest and relaxation. Whether that's on a lounger, sofa, hammock or stylish canopy bed. The most idyllic spot of all is the infinity pool, which also offers some of the very best views.

A short drive along the winding coastal roads that surround the villa will bring you to the town of Conca dei Marini. It has a traditional fishing village look and feel, with a quiet beach to unwind, swim and snorkel.

And just a 20-minute drive down the coast is elegant Amalfi. Stroll along the



promenade by the marina, all whilst taking in sweeping views over the sea. You can also catch a ferry or hydrofoil over to the island of Capri to marvel at the spectacular Blue Grotto sea cave.

## Facilities

Wow Factor • Instagrammable • Private Pool • Heated Pool • Beach  
Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens •  
Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Restaurant • BBQ •  
Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV  
• DVD • Heating • Watersports • Sailing • Walking/Hiking Paths • Go-  
Karting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist  
Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Family bedroom with four single beds/two king size beds, smart TV, safe, mini bar, doors to terrace, en-suite bathroom with shower
- Living room with sofa, armchairs, decorative fireplace, flat screen TV
- Dining room with table for eight people, sofa, TV, doors to terrace
- Kitchen with hob, oven, kettle dishwasher, fridge, freezer, doors to terrace with table and chairs
- Bathroom

### First Floor

- Bedroom with king-size bed, smart TV, safe, mini bar, doors to private terrace, en-suite bathroom with bath tub
- Bedroom with king-size bed, smart TV, safe, mini bar, en-suite bathroom with shower
- Bedroom with twin beds, smart TV, safe, mini bar, en-suite bathroom with shower

## Outside Grounds

- Infinity pool with whirlpool area (heated on request)
- Terrace with several dining tables and outdoor seating
- Rooftop terrace with outdoor canopy bed
- Outdoor kitchen with barbecue
- Terraced gardens with trees, plants, olive groves, vegetable garden
- Day bed, sun loungers, umbrellas and hammocks
- Parking

## Facilities

- Wi-Fi
- Air conditioning in all bedrooms
- Heating
- Washing machine and dryer
- Hair dryers
- DVD player



## Location & Local Information

Villa Raffone offers the perfect laid-back coastal experience, with several restaurants and shops within a five-minute drive along the scenic winding roads. You'll find a great choice of amenities in nearby Conca dei Marini.

The town is set into the hillside right above the sea and has retained a traditional fishing village atmosphere. Explore the town through winding streets and steep steps to discover whitewashed and brightly coloured houses in amongst lush greenery. Casting an eye over the town and coast from the peninsula since 1500 is Capo di Conca, a watchtower built to protect the town from attack. Conca dei Marini is also home to a quiet, sheltered beach with a mix of pebbles and sand, as well as lovely turquoise waters for swimming and snorkelling.

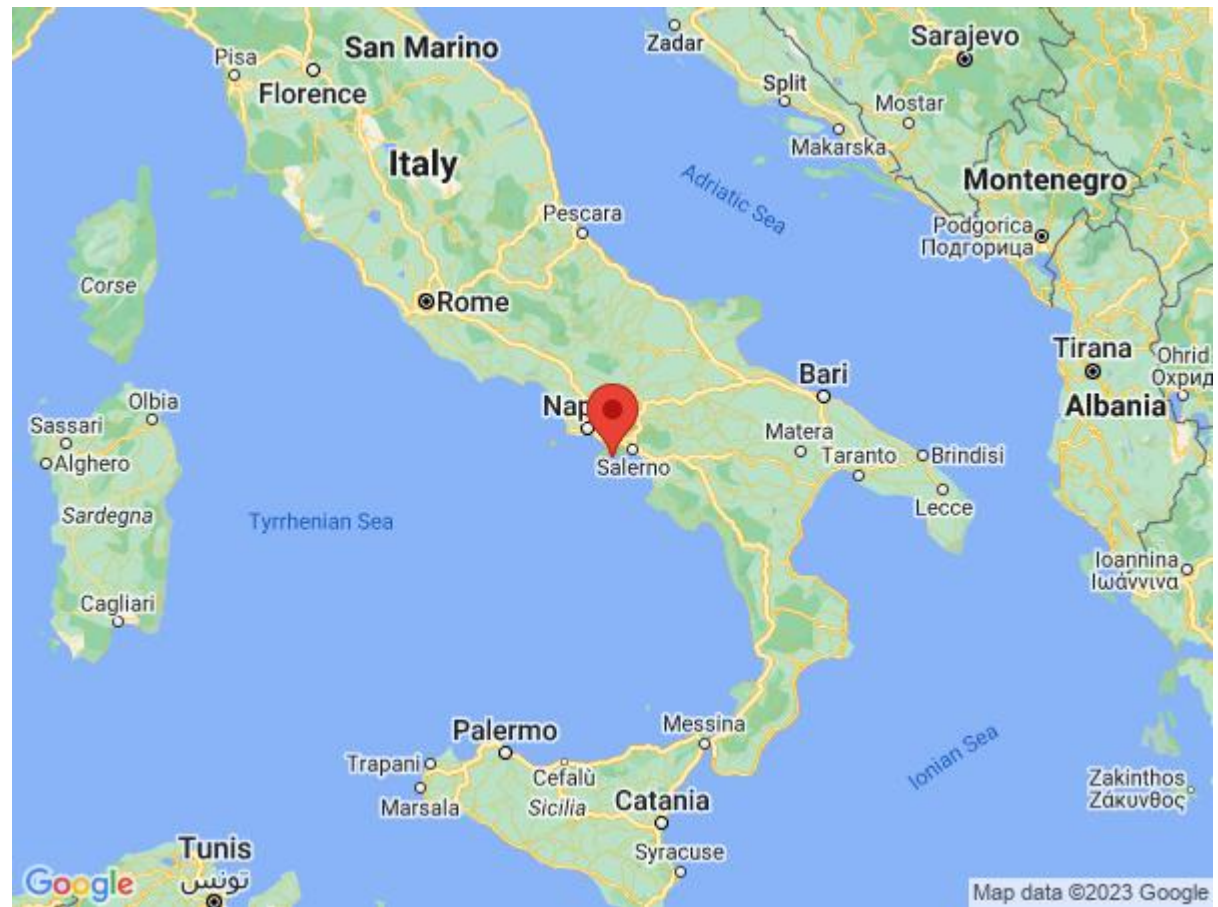
A 20-minute walk or a few minutes' drive from the centre of Conca dei Marini is Grotta dello Smeraldo. Entrance is via a lift in the hillside. You will then jump onboard a boat with an informative guide who will tell you more about this beautiful cave's geological features. The name of the cave comes from the stunning emerald green hues that are cast over the water and illuminate the cave when sunlight passes through.

Popular Amalfi is just 20 minutes away by car and is instantly recognisable by the cluster of whitewashed buildings that cling to the hillside overlooking the sea. One of its most attractive features is the marina, where colourful boats elegantly come and go. Stroll along the promenade and then visit Piazza del Duomo in the historic centre. It's lined with cafes and shops, with the stunning medieval cathedral accessed via a long set of stairs. Amalfi is also where you can catch a ferry or hydrofoil over to the lush island of Capri, which is home to the famous Blue Grotto sea cave.

Other great places for days out include Positano, with its beaches and maze of streets lined with boutiques and cafes, and the fascinating archaeological site of Pompeii. Both are about an hour's drive from the villa.

## Local Amenities

Nearest Airport	<b>Naples (56km)</b>
Nearest Village	<b>Conca dei Marini (6km)</b>
Nearest Restaurant	<b>(500m)</b>



Nearest Bar/Pub	<b>(3km)</b>
Nearest Supermarket	<b>(250m)</b>
Nearest Beach	<b>Conca dei Marini (6km)</b>
Nearest Town	<b>Sorrento (33km)</b>
Nearest City	<b>Naples (56km)</b>
Nearest Ferry Port	<b>Amalfi (9km)</b>

## What we love

- This historic villa dates back to 1500 when it was a defence fortification with watchtower
- The interior has a beautiful Baroque-style feel, with antiques and sumptuous furnishings
- Take in breathtaking sea views from the infinity pool and rooftop terrace with canopy bed
- The popular village of Amalfi is just a twenty minute drive from the villa

## What you should know...

- The villa is reached via several steps down the hillside
- One of the bedrooms is on two levels, with the bed on a mezzanine level
- Some areas of the garden are unfenced, so take extra care with younger children
- Please note that the use of any external caterers and/or contractors is not permitted

# Terms & Conditions

- Security deposit: €2000 charged to client's credit card by the owner as a pre-authorisation upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 8.00 p.m. Please note that guests are required to indicate their estimated arrival time no later than 4 weeks prior to arrival. Late arrivals may delay admittance to the property and surcharges may apply.
- Departure time: 10.00 a.m. Please note that late departures may result in surcharges.
- 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.
- Heating costs included?: Yes.
- Energy costs included?: Yes.
- Changeover day: Saturday during high season. Flexible during all other periods.
- Minimum stay: 7 nights. Short breaks may be possible on request outside high season.
- Linen & towels included?: Yes, including mid-week change of bed linens. Bath linen is changed every other weekday.
- Pool towels included?: Yes, including daily change.
- Pool heating charge?: Pool heating is available on request for an extra charge of €900 per week, payable locally in cash. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool opening dates?: Open June – September approximately. 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.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Tax: Italian Visitors Tax payable locally (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Pets welcome?: Small pets are allowed on request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Internet access?: Wi-Fi internet access included.
- Other Ts and Cs: Please note that the use of any external caterers and/or contractors is not permitted.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: \* An optional food allowance of up to €2000 is payable either by credit card authorisation in advance (preferred) or by cash on arrival to cover the cost of any food and beverages you may consume during your stay. Any amount unspent will be refunded to clients on their departure and expenses are reported daily. If you prefer to pay as you go for your food and beverages, any expenditure must be paid upfront.