

Casale Terra Bianca

Region: Umbria Sleeps: 10

Overview

The landscapes of Umbria surround you at Casale Terra Bianca with its vast estate of olive groves and woodland. Indeed, this pretty stone casa encapsulates the essence of Umbria, not just because of its beautiful setting but also its charm and authenticity, not far from idyllic hilltop villages and the glorious Lake Trasimeno.

Clad in magical spring wisteria, this picture-book Umbrian house is a joy to the eye with climbing roses, fruit trees and an abundance of summer colour in the pretty enclosed garden. The sunny swimming pool is perfect for cooling off on lingering afternoons whilst al-fresco meals can be enjoyed by the wood-burning oven that dates back to the mid-19th century when the house was originally constructed.

Casale Terra Bianca has been in the same family for a number of years. The devoted owners have sensitively restored the interiors whilst retaining its true character with terracotta floors, exposed beams and period furnishings. Admire the exquisite fireplace in the living room, gather round the convivial table in the dining area or seek solace in the little music room. The rustic bedrooms are a delight with sweet touches and some with an air of understated romance. Across this home there is a feel of warmth and authenticity that is so typical of this mesmerising region.

Beyond the enclosed garden, the 35-hectare estate is waiting to be explored – follow marked trails through the woodland as you come across pines, a stream and over a thousand olive trees that have been lovingly planted by the owners and produce an excellent organic olive oil.

There is also so much to experience in Umbria with Lake Trasimeno just a 20-minute drive away, perfect for watersports, walking, bird-watching and discovering pretty lakeside villages and towns including nearby Castiglione del Lago. Take a ferry across to the lake's islands, join a guided tour of the nature reserve or ride horses in nearby woodland.

Explore Umbrian hilltop villages such as Città della Pieve, head further afield to Perugia, Assisi and Orvieto or cross over into southern Tuscany and be enchanted by Montepulciano, Pienza and Cortona. Italophiles may even be tempted to visit Florence or Rome for the day, perhaps by train. That said, immersed in the Umbrian countryside, it may be hard to leave the tranquillity of



your rural idyll.

Facilities

Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • <1hr to Airport • BBQ • Hairdryer • Ground Floor Bed & Bath • Table Football • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Fenced Grounds • Watersports • Sailing • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic • Boat Trips

Interior & Grounds

Villa Interiors

Ground Floor

- Living room with antique fireplace
- Open-plan dining area for up to 14 guests
- Small living/music room
- Well-equipped kitchen including dishwasher, fridge-freezer, oven, microwave, blender, kettle, toaster, coffee machine
- Laundry room
- Bathroom with shower
- Suite with small living area and single bed, master double bedroom and bathroom with shower

First Floor

- Lounge area with fireplace leading to both the left and right wings of the house

First Floor (left-wing)

- Double bedroom
- Bathroom with bath and shower (via hallway from double bedroom)
- Extra single bedroom (reached via the double bedroom and bathroom) with fireplace and doors leading to terrace and external stairs to garden

First Floor (right-wing)

- Double bedroom
- Twin bedroom
- Bathroom with shower
- Double bedroom (reached via the bathroom)

Please note that some of the rooms on the first-floor interconnect with each other

Outside Grounds

- Swimming pool, partially fenced (irregular shape approximately 2.5m x 9m, depth: 0.8m - 1.6m). Open approximately May to end-September
- Covered al-fresco dining area with table football
- Barbecue and wood-burning oven
- Picnic table
- Al-fresco seating areas



- Fenced garden (approximately one hectare)
- Vegetable garden
- Play area (swing and see-saw)
- Parking
- Vast estate including olive grove, woods and trails (35 hectares, unenclosed)

Facilities

- Wi-Fi
- TV
- Table football
- Hairdryer
- Mosquito nets
- Washing machine and ironing facilities

Location & Local Information

Nestled in Umbria, close to the border with Tuscany, Casale Terra Bianca enjoys an enchanting setting surrounded by a vast estate of olive trees (producing an excellent olive oil) and woodland with marked trails for wonderful walks.

Despite this remote location, the nearest village is just 5km away where you will find a bakery, café and a restaurant as well as practical amenities such as a petrol station and cash machine. There is a large supermarket just a little further, around 8km away.

The hilltop village of Città della Pieve (12km) is an especially beautiful place to visit with its *palazzi*, churches, historic architecture and theatre, not to mention characterful cafes and restaurants. If you are staying in late June then look out for the Infiorata festival when locals fill the lanes with flower petals whilst in August the village hosts the Palio dei Terzieri with all sorts of Renaissance inspired festivities.

Lake Trasimeno (15km) is also a short drive away, ideal for walking, watersports (such as canoeing, kayaking and sailing) or just exploring some of the picturesque lakeside villages. The incredible Castiglione del Lago (18km) with its hilltop castle and Etruscan tombs is a must-see and it's also a good place to pick up a summer ferry to one of the lake's islands. La Valle Nature Reserve, around half an hour away, offers guided tours in the summer months, perfect for bird-watchers and nature lovers.

Cross over the border into Tuscany and explore some of the magical hilltop towns in the southern part of this region. Montepulciano (34km) is a tremendous place, not just because of its world famous *Vino Nobile* and wine-tasting opportunities, but also due to its historic beauty. Perhaps combine with a visit to Pienza (47km) to try some of the village's pecorino cheese and appreciate its Renaissance architecture – Pienza is classed as a UNESCO World Heritage site.

Cortona (39km) is also one of southern Tuscany's most loved towns made famous by 'Under the Tuscan Sun'. It has a fascinating Etruscan and Roman history which you can learn about in the Museo dell'Accademia Etrusca or simply soak up the historic ambience by wandering around its medieval lanes and visiting its pretty shops and restaurants. The views of the surrounding Val di Chiana are also outstanding.

Back to the beautiful region of Umbria, visit the charming city of Perugia (42km), the glorious town of Orvieto (58km) and amazing Assisi (66km). Other ways to experience the mesmerising landscapes of Umbria are by horse-



riding, hiking or cycling through the undulating hills filled with olive groves, woodland and hidden hilltop villages. Some of the country's most authentic cuisine can be sampled in local osterias such as truffles, legume, pasta, wild boar and so much more.

If you are longing to visit the great Italian cities of Rome or Florence then look out for express trains departing from nearby Chiusi-Chianciano Terme (11km) and you could be in either city in under two hours.

Local Amenities

Nearest Airport	Perugia (50km)
Nearest Airport 2	Florence Airport (152km)
Nearest Airport 3	Rome Fiumicino (195km)
Nearest Train Station	Chiusi-Chianciano Terme (11km)
Nearest Village	(5km)
Nearest Restaurant	Local village (5km)
Nearest Supermarket	(8km)
Nearest Town/City	Perugia (42km)
Nearest Golf	Tenuta Lamborghini (15km)

What we love

- An enchanting cottage filled with Umbrian character and authenticity
- The enclosed gardens are a delight with its swimming pool, pretty benches, roses and historic wood-burning fire
- Follow marked trails through the vast estate filled with woodland, streams and olive trees
- Perfectly positioned near the idyllic villages of Città della Pieve and Castiglione del Lago, close to Lake Trasimeno
- Cross the border into southern Tuscany and visit some wonderful villages such as Cortona, Montepulciano and Pienza

What you should know...

- Due to the layout of this historic home, some of the bedrooms and bathrooms upstairs connect with each other
- As well as five main bedrooms, there is also an extra single bedroom (connected to one of the doubles) - this has access to a terrace with stone steps leading down to the garden (take care with children!)
- The discreet owners have their own cottage near the villa – they are not there all the time but if they are staying for a few days then they have their own access and they respect their guests' privacy
- A car is essential for accessing the property and exploring the surrounding area

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?: Extra €50, payable locally in cash.
- Heating costs included?: Extra €50 per day, payable locally in cash.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately 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.
- End of stay cleaning included?: Extra €150, payable locally in cash. 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.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Smoking Allowed?: Outside only.
- Pets welcome?: On request only and with prior agreement with the owner.
- Internet access?: Wi-Fi internet access included.
- 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.
- 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.