

# Casa Pietrina

Region: Umbria Sleeps: 6 - 8

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## Overview

When you set eyes on this gorgeous house and the wonderful landscapes surrounding the village, you will see how easily the owners fell in love with Casa Pietrina, set in the beautiful region of Umbria, also known as the 'Green Heart of Italy'.

This charming three-bedroom farmhouse, found in a small countryside village, dates back to the 16th century and was bought by its current owners only a few years ago after spending so much time in their beloved Umbria. They have restored the casa beautifully and have retained so much character – from the impressive chestnut beams to the hearty fireplaces and arched doorways.

Yet they have also added their own personality to their new home such as lovely lighting, perfectly picked furnishings, artwork, books and a host of other contemporary features such as a Smart TV, a Bluetooth speaker as well as DVDs and games. Not to mention the brilliant kitchen-diner with its designer fridge-freezer, Nespresso machine and marble worktops.

New additions also include a charming 'winter garden' room with a wood-burning fire and glass doors leading to the al-fresco dining area with its Weber barbecue, as well as an upper terrace looking out over the village and beyond. Finally, the large swimming pool is wonderful for the summer months, set below the house and overlooking the olive grove with amazing views.

It's a perfect spot for exploring so much of this region from idyllic hilltop villages and towns such as Spoleto, Assisi, Trevi and Norcia to cycling through the Umbrian hills or hiking in the Sibilini Mountains. Enjoy rustic Umbrian fare in traditional and welcoming restaurants or have a local nonna prepare delicious meals for you to enjoy at home. Try some of the best olive oils in the country, visit the famous vineyards of Montefalco or you could even spend a day on one of the blue-flagged beaches of the Adriatic.

Whether drinking local Sagrantino by the wood-burning stove after a day truffle hunting or simply sun-bathing by the olive trees and swimming pool, Casa Pietrina is a holiday home for all the seasons, allowing you to experience the colours of Umbria throughout the year.



## Facilities

Great Value • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Smart TV • Indoor Games • DVD • Working Fireplace/Woodburner • Heating • Ceiling Fans • Cot(s) • High Chair(s) • Toys • Rural Location • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Open-plan kitchen-diner with small living area and fireplace. Kitchen fully-equipped including dishwasher, electric oven, gas hob, fridge-freezer, drinks fridge, Moka pot and Nespresso machine
- Laundry room
- 'Winter garden' room with sofas and wood-burning stove
- Bedroom with king-size double bed, en suite shower room and doors leading to terrace

### Upstairs (via a metal staircase)

- Living room with doors leading to upper terrace with outdoor furnishings
- Bedroom with double/twin bed, air-conditioning and mezzanine level (via ladder) with desk
- Bedroom with two sets of bunk-beds, air-conditioning and mezzanine level (via ladder, storage only)
- Shower room

## Outside Grounds

- Heated, salt-water swimming pool (15x4m, depth: 1.5m) open 8.00 a.m. to 10.00 p.m., approximately May to mid-November. Set in gated and fenced area below the house overlooking the olive grove, about 30m away
- Pool shower
- Sun-loungers
- Al-fresco dining area with Weber BBQ
- Underground well (to be kept locked)
- Olive grove (50 trees, one acre)
- On-site parking (1 or 2 small cars)

## Facilities

- Wi-Fi
- Heating
- Fireplace (October to April only)
- Air-conditioning (two upstairs bedrooms only)
- Ceiling fans (downstairs)
- Smart TV
- DVD player
- Bluetooth music
- Toys and board games



- Children's books and DVDs
- Pool floats
- Beach buckets and spades
- Cave (not accessible to guests)
- Washing/dryer machine

## Location & Local Information

Casa Pietrina is set in a small and authentic Umbrian village, just 12km from the delightful town of Spoleto and perfectly positioned to explore the best of this captivating region and beyond.

Drive up the narrow village lane and there is on-site parking for one or two small cars in a driveway. Alternatively you may find it easier to park in the square below and then walk up the stairs to the house.

There are some wonderful places to eat within a 5 to 10km drive - family-friendly trattorie, lovely pizzerias and a fantastic farm shop which has its own restaurant and amazing gelato. One of the next local villages, 7km away, is home to a well-stocked grocery store whilst there are larger supermarkets in Spoleto and Trevi, about a 15-minute drive away.

The idyllic Umbrian town of Spoleto is easily reached, just 12km away – admire its spectacular Ponte delle Torri, explore its historic lanes and soak up its authentic ambience. Nearby Trevi is also a delight, as are the enchanting perched villages of Montefalco, Spello and Bevagna, all within half an hour by car.

A little further, sample some of the gastronomic delights in Norcia (50km), possibly combined with walking or cycling in the amazing Sibillini Mountains, or head north towards Assisi (45km) with its historic treasures and world-famous sights.

Le Marche is also waiting to be discovered with precious towns such as Macerata and Ascoli Piceno 100km away and the glorious Adriatic coastline reached in around ninety minutes. Drive up to the magnificent Conero National Park, just south of Ancona, and visit one of Italy's most beautiful beaches, Due Sorelle, by boat.

Closer to home in Umbria, there are endless cycling tracks, both on and off road, superb walking trails through the verdant landscapes of rolling hills, olive groves and vineyards or, for the most adventurous, white-water rafting along the Corno river.

Cookery lessons can be arranged for guests, as can tastings – sample some of Italy's finest olive oil and try some excellent wines, especially around the vineyards of Montefalco where the DOCG Sagrantino is produced.

Finally, spend the day in Rome by travelling on the fast train service from Spoleto, taking just 1 hr 20 mins to reach Italy's splendid capital city.



## Local Amenities

Nearest Airport	<b>Perugia Airport (50km)</b>
Nearest Train Station	<b>Stazione di Spoleto (12km)</b>
Nearest Restaurant	<b>(5km)</b>
Nearest Supermarket	<b>Grocery store (7km )</b>
Nearest Town	<b>Spoleto (12km)</b>
Nearest City	<b>Perugia (58km)</b>
Nearest Golf	<b>Golf Terni (51km)</b>
Nearest Beach	<b>Civitanova Marche (120km)</b>

## What we love

- A true Umbrian experience in the heart of an authentic village, with a summer swimming pool overlooking the olive trees
- The *casa* exudes 21st century style alongside historic and characterful charm
- A local *nonna* can prepare authentic home-cooked meals or even host a cooking class for all the family!
- Visit Spoleto, one of Umbria's most beautiful towns, just 12km away, or drive a little further to incredible places such as Assisi, Spello and Norcia
- Spend the day at the beach with the Adriatic coastline just ninety minutes away

## What you should know...

- Casa Pietrina sleeps 6-8 guests across its three bedrooms, the third bedroom featuring two sets of bunk-beds.
- Air-conditioning is featured in the two upstairs bedrooms only.
- The large swimming pool is set in gated and fenced area below the house overlooking the olive grove, about 30m away.

# Terms & Conditions

- Security deposit: €250 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.
- Heating costs included?: Extra cost based on consumption, payable locally. An initial supply of wood for the fireplace is included.
- Linen & towels included?: Yes.
- Pool towels included?: Yes (when swimming pool is open).
- End of stay cleaning included?: No, extra €200, payable locally. 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.
- Changeover day: Saturday (June-August, Easter and Xmas/New Year) and flexible at all other times.
- Minimum stay: 7 nights (June-August, Easter and Xmas/New Year), 3 nights (May, September and October) and 6 nights at other times.
- Pets welcome?: No.
- Smoking Allowed?: No.
- Pool opening dates?: The pool is open approximately May to mid-November. 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.
- Internet access?: Wi-Fi internet access included.
- Other Ts and Cs: Air-conditioning is available in the upstairs bedrooms only. The owners ask that it is only used at night time when sleeping.
- 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: A cot and highchair can be requested but advance notice is needed.
- Pool heating charge?: Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Italian Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).