

# Ciaramicola

Region: Umbria Sleeps: 28

## Overview

Nestled between two gorgeous regions of Italy, Umbria and Tuscany, Ciaramicola has much to offer holiday goers in search of a relaxing holiday in the Italian countryside. This Umbrian farmhouse has a spa and private pool and looks out onto green hills and an ancient castle.

The farmhouse is decorated in a charming, rustic style, with wooden ceiling beams, stone walls and terracotta finishes. It maintains the traditional décor of Umbria but has touches of modernity and is equipped with all the modern comforts guests could need, from a coffee machine to a jacuzzi! Notably, it is also a self-sufficient property, as it is powered by renewable and eco-sustainable sources. It is therefore perfect for those looking to enjoy a sustainable holiday.

Ciaramicola is especially suited to a group of several families or friends as it has separate apartments and suites, offering privacy if needed. In total, the property sleeps 28 people, with 14 bedrooms and five apartments, and each apartment has its own living room and kitchen. Each kitchen is well equipped, ideal for cooking a delicious meal with locally sourced products, or if you prefer, you could book the services of a local chef. Guests have the option to eat their dinner inside, at the large dining table in the common area, seating 50 guests, or outside, perhaps enjoying the sunset over the Umbrian hills. Ciaramicola really does have it all, as if you fancy an early morning exercise session, you can hit the villa's gym! Or, if you prefer to start your day off gently, why not take a soak in the jacuzzi in the villa spa.

Guests will be sure to appreciate the stunning outside grounds, particularly reading a good book on a sun lounger by the swimming pool or a glass of wine alfresco, all while taking in the beautiful views. Make sure to stroll around the farmhouse's grounds and visit the organic garden.

Ciaramicola is located on the outskirts of a small village in the Umbrian countryside. Here you can find a few restaurants, but if you fancy a wider range of options, perhaps head towards Lake Trasimeno, where you will find the town of Tuoro Sul Trasimeno.



Lake Trasimeno itself is a must-visit, only 15km away, home to a wealth of wildlife and cultural highlights. You could rent a boat and explore the area from the water or visit one of the three islands on the lake, including Maggiore Island and Polvese Island. The latter is of historical interest and has churches, a monastery and a medieval castle.

Further afield, the Umbrian capital of Perugia is worth a visit. Just 40km away, the city is a cultural and artistic hub. It has many bars and cafés alongside its Etruscan, medieval and Gothic architecture. It will be a hit with those with a sweet tooth, as there's an annual chocolate festival every October.

## Facilities

Sustainable Collection • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • TV • Spa/Massage • Sauna/Steam • Gym/Fitness Room • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Parking Space • Watersports • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Horse Riding • Stalking/Hunting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interiors

### Main Villa

#### Ground Floor

- Dining hall seating 50 guests
- Professional kitchen (only available for use by a private chef)

#### Apartment 1 (110m2)

- Living room with double sofa bed
- Kitchen
- 2 x bedrooms with double beds
- Bedroom with bunk beds
- Bathroom with WC and shower
- Bathroom with WC and bath

#### Apartment 2 (80m2)

- Living room with fireplace and double sofa bed
- Kitchen
- Bedroom with double bed
- Bathroom with WC and shower

#### First Floor

#### Apartment 3 (130m2)

- Living room with double sofa bed
- Kitchen
- Bedroom with double bed
- Bedroom with double bed and ensuite bathroom with WC and shower
- Bedroom with single bed
- Bathroom with WC and shower

#### Apartment 4 (110m2)

- Living room with sofas, fireplace, TV, double sofa bed and dining table seating 10 guests
- Kitchen
- 2 x bedrooms with double beds
- 2 x bathrooms with WCs and showers

#### Apartment 5 (110m2)

- Living room with double sofa bed and dining table seating 6 guests



- Kitchen
- 2 x bedrooms with double beds
- Bedroom with bunk beds
- Bathroom with WC and bath
- Bathroom with WC and shower

#### **Annexe**

- 2 x bedrooms (25m<sup>2</sup>) with double beds, single beds, air conditioning, mini fridges and ensuite bathrooms with WCs and showers
- Wellness area with sauna and jacuzzi (upon request at an extra cost)
- Fully equipped gym

#### **Outside Grounds**

- Private swimming pool (13m x 6m, max depth: 1.4m), open from approximately May to end-September
- Outdoor shower
- Terrace with alfresco dining
- Sunbeds and umbrellas
- Organic vegetable garden
- Organic orchard
- Barbecue
- Parking

#### **Facilities**

- WiFi
- TV
- Fireplace
- Air conditioning (only featured in the 2 triple bedrooms)
- Washing machine
- Dryer
- Ironing board
- Hairdryer

## Location & Local Information

Umbria is known for being the “Green Heart of Italy”, as 30 per cent of the region’s total area is made up of woodland. Ciaramicola is indeed located in a fantastic spot for those who love outdoor activities. Situated among the lush hills of Val di Perle, guests can enjoy many hikes or cycles through the unspoilt countryside. A short walk from the villa is a small village with a few restaurants if you fancy sampling some traditional Umbrian food, or head to a nearby town such as Tuoro Sul Trasimeno for a more varied range of restaurants and shops.

Lake Trasimeno is within easy reach, and here you can take boat trips to the lake islands, swim in the clear waters or sunbathe on the lakeside beaches! The property is also near some incredible historic villages and towns. For example, Umbertide is a wonderful riverside town with a fortress, museum, gallery and gorgeous churches. It also hosts several festivals throughout the year, such as rock music, food and film festivals.

If you fancy hopping over the regional border to Tuscany, a great town to visit is Cortona. With many sights of interest, such as the Palazzo del Popolo, the Diocesan Museum with paintings by Fra Angelico, and the Etruscan Academy Museum with fascinating artefacts, this town makes a great day out.

Also in Tuscany, and only 50km away, is the city of Arezzo. Start at the Piazza Grande, which is surrounded by palaces and towers. An antique market is hosted here on the first Sunday of each month, and you may even be fortunate enough to watch re-enactments of medieval jousting in June or September. Explore the town’s amazing churches, its stunning Duomo and admire the frescoes of Renaissance artist Piero della Francesca in the Basilica di San Francesco. Discover authentic osterias and wine bars or dine in more upmarket restaurants and enjoy regional dishes such as pappa al pomodoro, porchetta and truffles served with good wine from the Chianti Colli Aretini vineyards.



## Local Amenities

Nearest Airport	<b>San Francesco d'Assisi Airport (47km)</b>
Nearest Airport 2	<b>Florence Airport (144km)</b>
Nearest Train Station	<b>Tuoro Sul Trasimeno (14km)</b>
Nearest Restaurant	<b>Nearby village (500m)</b>



Nearest Bar/Pub	<b>Nearby village (500m)</b>
Nearest Supermarket	<b>Tuoro Sul Trasimeno (14km)</b>
Nearest City	<b>Perugia (40km)</b>
Nearest Golf	<b>Antognolla Golf (29km)</b>

## What we love

- Ciaramicola is incredibly spacious and has several apartments, perfect for a holiday with groups of friends or families
- Equipped with an amazing spa with a jacuzzi and sauna
- Enjoy a dip in the private pool as you take in stunning rural views; you can even spot an ancient castle from the garden
- Located in the lush countryside in the “Green heart of Italy”, the beautiful region of Umbria, and right by the Tuscan border

## What you should know...

- This property is made up of a main house and an annexe. It is ideal for a holiday for several families or groups of friends as there are five separate apartments, each with its own living room and kitchen. Please see the features tab for full details.
- Please note that whilst this property can comfortably accommodate 28 guests, some guests will be sleeping on bunkbeds or on extra single beds in double bedrooms. Please see the features tab for full details on the bedroom layout.
- An additional 8 guests can be accommodated on double sofa beds in the living rooms. Please enquire for more details.
- Please note that the air conditioning is only featured in the two triple bedrooms.
- The spa and gym are only available on request and at an extra cost.

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival or charged to client's credit card by the owner and refunded up to two weeks after departure, subject to full inspection.
- Arrival time: 3.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes during the summer months, extra cost from approximately October to April.
- Heating costs included?: Extra cost, payable locally.
- End of stay cleaning included?: No. €350, payable locally. This is for a standard changeover clean. 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.
- Linen & towels included?: Yes.
- Pool towels included?: No.
- Minimum stay: 7 nights from approximately beginning July to end-August. 2 to 5 nights during all other periods.
- Changeover day: Saturday from approximately beginning July to end-August. Flexible during all other periods.
- Smoking Allowed?: Yes.
- Tax: Italian Visitors Tax is 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.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open from 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.
- 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: A cot and highchair are available on request.
- Other Ts and Cs: Please note that the spa and gym are available on request at an extra cost of €100 per hour.
- Other Ts and Cs: An additional 8 guests can be accommodated on double sofa beds in the living rooms. Please enquire for more details.
- Pets welcome?: On request only and with prior agreement with the owner.
- Other Ts and Cs: Please note that the air conditioning is only featured in the two triple bedrooms.