

# Villa Giana

Region: Lazio Sleeps: 8

## Overview

Villa Giana is a comfortable villa sitting in the Lazian countryside, just over an hour from Rome. Surrounded by stunning greenery and Lake Bracciano in the distance, this villa is ideal for a family holiday in rural Italy.

Split across two floors, Villa Giana is a welcoming home with modern interiors yet also with some traditional touches. There are two spacious living areas, a fully equipped kitchen and dining table. This property offers all the amenities you could need for a relaxing family holiday including a coffee machine, pizza oven and air conditioning. In total there are four bedrooms, three doubles and one with single beds – the latter perhaps suiting the little ones in the group.

Outside, guests will be sure to appreciate the large grounds, offering the children plenty of space to roam around, and there is even a small play area for them! The swimming pool is perfect for a refreshing dip after spending the morning sunbathing on the sun loungers nearby. Another highlight is the outdoor dining table, perfect for enjoying a barbecue alfresco.

Villa Giana is ideally located for enjoying everything the region of Lazio has to offer. Nearby, there are plenty of lakeside restaurants, whilst Bracciano is only 3km away. This is a charming small town with a great range of restaurants, historic lanes to explore and a beautiful castle.

Lake Bracciano itself is also a must-visit. Enjoy swimming in the crystal-clear water, look out for canoeing, sailing or scuba-diving and hop on a boat to other lakeside villages. Not to mention the hiking, cycling and horse-riding opportunities across the wonderful Parco Regionale Naturale di Bracciano.

Though situated in a semi-rural area, this beautiful villa is only 44km away from the capital city of Rome, so you can enjoy local countryside and villages and then be in the capital city in just over an hour. Rome is a must-see city with a wealth of things to see and do which will be loved by your whole party, including the main attractions of the Colosseum, St. Peter's Basilica and the Trevi fountain are all just an hour from the villa.



## Facilities

Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens  
• Wi-Fi/Internet • <1hr to Airport • BBQ • Coffee Machine • Hairdryer •  
TV • Outdoor Games • DVD • Heating • Cot(s) • High Chair(s) • Parking  
Space • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis  
Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites •  
Boat Trips

# Interior & Grounds

## Villa Interiors (300m2)

### Ground floor

- Living room with decorative fireplace
- Kitchen with hot plates, oven, dishwasher, kettle, freezer, electric coffee machine, island, pizza oven and dining table
- Guest WC

### First Floor

- Living room with TV and DVD player
- Bedroom with double bed and sofa bed
- 2 x bedrooms with double beds
- Bedroom with 2 single beds and ensuite bathroom with shower, bidet and WC
- Bathroom with 2 showers, bidet and WC

### Outside Grounds

- Private pool (11m x 4m, depth: 1m – 2.5m) open from approximately beginning-May to end-October
- Outdoor shower and WC
- Barbecue
- Children's playground
- Parking

### Facilities

- WiFi
- TV
- Air conditioning
- Heating
- Washing machine and dryer
- Hairdryer
- DVD player



## Location & Local Information

Villa Giana is situated in Lazio, just over an hour from Rome, next to the magnificent Lago di Bracciano, the second largest lake in the region.

If you fancy trying the local delicacies, there are many restaurants under 3km away from the property, and in particular the small town of Bracciano has a wide range. Indeed, a day at the lake, enjoying sunbathing on a lakeside lido, or taking part in the watersports available could be broken up by a delicious lunch here. Nature lovers will also enjoy hiking around Parco Regionale Naturale di Bracciano.

Further afield, you could visit the town of Viterbo, 50km away. This town is a wonderful place to visit and includes some incredible sites such as the Palazzo dei Papi, where some 13th century popes lived. Alternatively, head to Sutri, 20km away, located on a hill with a great vantage point to soak up the breathtaking views of the regional park. History lovers will love walking around the medieval old town and admiring centuries-old buildings such as the Clock Tower and the city's symbol – Santa Maria Assunta Cathedral. Close to the town centre you can find an elliptical Roman Amphitheatre once used to host events with up to 7000 people and a villa with a Renaissance-style labyrinth.

Just over an hour away is the hustle and bustle of the capital city, Rome. You could in fact visit here several times as there is so much to see and do. You are likely to want to visit some of the most famous attractions such as the Colosseum and the Roman Forum so set off early to make the most of your day exploring. Rome is also a great hub for shopping, trendy bars, music venues and chic restaurants overlooking picturesque piazzas. Also pay a visit to the Vatican City and take in the majestic Sistine Chapel.

It's also under an hour's drive to the coast, perhaps head to Santa Marinella beach, 41km away, or experience the bustle of Civitavecchia, 53km, with its historic sites, picturesque promenade and many shops.

## Local Amenities

Nearest Airport	<b>Leonardo Da Vinci International Airport (58km)</b>
Nearest Airport 2	<b>Giovan Battista Pastine International Airport (77km)</b>
Nearest Restaurant	<b>(3km)</b>



Nearest Supermarket	<b>Bracciano (3km)</b>
Nearest Bar/Pub	<b>Bracciano (3km)</b>
Nearest Town	<b>Bracciano (3km)</b>
Nearest City	<b>Rome (50km)</b>
Nearest Beach	<b>Ladispoli (30km)</b>
Nearest Golf	<b>Golf Nazionale (16km)</b>

## What we love

- The stunning pool is perfect for a relaxing afternoon dip
- Surrounded by the lush countryside, next to the second largest lake in the region, Lago Di Bracciano
- A short distance from the heart of medieval Bracciano with its restaurants and shops, a historic town full of charm
- Under an hour's drive from the captivating city of Rome

## What you should know...

- Please note that the owner does not accept groups of young people.
- A car is highly recommended to explore everything this beautiful region has to offer.
- 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.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- Arrival time: 4.00 p.m. - 7.00 p.m. Late check in after 8.00 p.m. is possible at an extra cost of €50.
- Departure time: 10.00 a.m.
- 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.
- Linen & towels included?: Yes.
- Energy costs included?: Yes, and air conditioning included.
- Heating costs included?: Extra €20 per person per day, payable locally.
- Minimum stay: 7 nights from approximately mid-May to mid-September. 3 nights during all other periods.
- Changeover day: Saturday from approximately mid-May to mid-September. Flexible during all other periods.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- 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 beginning-May to end-October. 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 not allowed.
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