

Villa Tuscia Estate

Region: Lazio Sleeps: 10 - 12

Overview

This quintessentially Italian farmhouse sitting in 30 hectares of private fields, woodlands and landscaped grounds is an idyll where guests can enjoy rest and relaxation away from the stresses of day-to-day life.

As you overlook the hills around the home you will be greeted by nine resident horses which live here and will keep you company on your trip. These retired race horses graze freely here and are not ridden, though guests are also able to bring their own horses who can be accommodated in the stables. As well as the rolling fields, the house has a vast garden with al-fresco dining spaces and outdoor sofas so you can lounge and dine outdoors when the weather is fine. The in-house chefs can also fire up the barbecue for you for a delicious evening meal, utilising vegetables grown in the permaculture vegetable patch. If you fancy a run, you can make use of the 1800m running track in the grounds, cooling off afterwards in the shallow, fountain pool which was constructed to emulate fountains which farm workers would use for washing after a long day out on the land in times gone by.

As you head inside the home you will find yourself in beautifully and carefully designed rooms. With original features such as beamed, vaulted ceilings and fireplaces remain in situ here, alongside modern décor and a large collection of antiques and artwork. The interior design has been a labour of love with the owners collaborating with a number of architects, designers, antique dealers and landscape gardeners. In the spacious, light-flooded rooms you can see unique pieces such as a large table made from fossilised wood and decorative items used in a Valentino campaign, everything has been tastefully curated, making this a stunning and welcoming place to spend your getaway.

The large home has plenty of living space where guests can gather together over meals prepared by the chefs or for drinks in the evening in the vast living area. The inviting bedrooms are set over two floors; there are two suites available on the ground floor, one of which is perfectly set up for those with limited mobility. On the first floor you will find the large master suite, a two-storey loft suite and another lovely double bedroom. Twelve guests can sleep in comfort within these rooms.

Villa Tuscia Estate is a great place to stay for those wishing to indulge in a bit of luxury and truly unwind on holiday. The home is staffed with a house keeper and butler/chef. Three meals a day will be prepared and served to your party



in the gorgeous dining room or in the garden. Guests will be able to discuss food preferences and choices before arrival. While here, you can also book a wealth of extra services and classes such as yoga, equine care and foraging. The concierge team can also arrange off-site trips such as guided tours, wine tasting, bike hire and boat trips. Everything you wish to see and do can be arranged to make your holiday run smoothly.

If you can bring yourself to leave the house and grounds, you can enjoy walks in the nearby countryside or head to national parks and Lake Vico which is 20km away. You can even enjoy the natural beauty of Lazio's coastline as the golden sandy beaches are just over 30km away.

If you would like to do some shopping or learn more about the long, rich history of this area then there are many villages you can visit such as Vetralla (5.5km away) and Blera (15km away). You can also reach larger towns and cities such as the wonderful, historic city of Viterbo (20km away) and even Rome (80km away).

Facilities

Villa/House • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Working Fireplace/Woodburner • Heating • Fenced Grounds • Parking Space • Watersports • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Villa Interior (450m2)

Ground Floor

- Living room with garden access, sofas, armchairs, fireplace and piano
- Dining room with fossilised wood table and 14 chairs
- Fully-fitted professional kitchen (*please note that the kitchen is not available for guest use*)
- Suite one- with living area, bedroom with king-size bed (can be converted into twin beds) and en-suite bathroom with bathtub, shower, sink and WC
- Suite two- with living area, bedroom with king-size bed and en-suite bathroom with shower, sink and WC
- Guest WC

First Floor

- Master suite with sitting area, fireplace, queen-sized bed and en-suite bathroom with bathtub, shower, sink and WC
- Loft suite- set over two floors with living area with sofa bed, bedroom with queen-sized bed and en-suite bathroom with shower, sink and WC
- Bedroom with king-size bed and en-suite bathroom with bathtub, shower, sink and WC

Outside Grounds (30 hectares)

- Shallow fountain pool (12m x 1.8m, 0.6m deep) open from approximately June to September
- Fenced, landscaped gardens
- Covered outdoor lounge with juke box
- Al-fresco dining area
- Wood and charcoal barbecue (*please note that this is not available for guest use*)
- Horse field
- Stables for guests horses
- Olive groves
- Permaculture vegetable garden
- Etruscan ruins
- 1800m walking/jogging track
- Hammocks
- Private parking

Facilities

- Wi-Fi
- Satellite TV



- Underfloor heating
- Fireplaces
- Piano
- Jukebox
- Hairdryers

Location & Local Information

Guests wishing for a tranquil retreat in an unspoilt country setting should look no further than Villa Tuscia Estate. While staying here you could simply unwind in the lush grounds and enjoy walks in the nearby parkland and pastures or you could head to a number of towns and attractions within a short drive. Without having to spend too much time in the car, you can discover breath-taking lakes, mountainous trails, historic sites and ancient hilltop villages, making this a perfect base for getting to know more of Lazio.

Though a chef service is included in your booking, you may decide to head out to the nearby village for a coffee and to read your favourite book in a pretty piazza or to shop for souvenirs. The closest village is just 5.5km away by car and is a lovely place to visit with a rich history. It is even said that Noah and his ark stopped off here to drink the area's delicious wines after the floods. The village is home to a selection of shops and eateries as well as centuries old churches and palaces scattered around the picturesque medieval streets. On the outskirts of the village and in the nearby hills, you can also explore the many necropoli and ancient burial sites such as the Necropolis of Norchia. Here you can wander through stone passages and past tombs which have been carved in to the natural rock face, enveloped by woodland, this is a brilliant place to spend the afternoon.

For a wider selection of shops, bars and restaurants you are only 20km away from Viterbo. This historic yet lively city is a fantastic spot to do some shopping at the bustling markets which pour in to the town squares as well as the artisan shops and boutiques which line the streets. The beautiful town is well known for being home to the papacy for centuries from 1100 onwards and you can learn more about this time at the incredible Palazzo dei Papi and when visiting the awe-inspiring cathedral. Another draw for visitors are the areas natural hot springs which are utilised by luxury spas here or you can visit the original outdoor springs.

If you would like to spend the day at a beach, then you have two options when staying here; you could drive to the coast which can be reached in around 30km. On the coast there are countless sandy beaches; some natural and backed by woodlands and some with serviced beach clubs offering sun loungers, parasols and beach bars. A great choice is Lido di Tarquinia which is 33km away. Alternatively, you could visit Lake Vico which has a pretty lake beach within protected parkland and is 20km away.



Local Amenities

Nearest Airport	Fiumicino Leonardo Da Vinci International Airport (100km)
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Nearest Airport 2	Pisa International Airport (281km)
Nearest Village	(5km)
Nearest Restaurant	Local village (5km)
Nearest Shop	Grocery shop in local village (5km)
Nearest Town	Vetralla (7km)
Nearest City	Rome (77km)
Nearest Golf	Golf experience (22km)
Nearest Tennis	Tennis Club Viterbo - Campo da Padel e Tennis (19km)
Nearest Beach	Spiaggia libera (18km)

What we love

- Villa Tuscia is a beautiful historic house which sits in vast grounds filled with olive groves and fields which are home to nine retired racehorses which freely graze
- Up to twelve guests can sleep comfortably over five sumptuously decorated suites which all offer well-equipped en-suite bathrooms
- Though the home is rurally located, guests can reach the closest village with restaurants and a supermarket at just 5.5km away. A wider range of amenities and attractions can be found in Viterbo which is 20km away.

What you should know...

- Chef service is included in your booking, but the food and beverages will be billed separately. The villa will be stocked with foods of your choosing before you arrive.
- Those staying at the villa are unable to use the large appliances within the professional kitchen or the barbecue and these will be used by staff.
- The homeowner lives on the estate but will not disturb you.
- Due to the rural location, we recommend that you arrive by car to visit some of the nearby villages and towns and drive to the coast and lakes.
- Whilst this property can comfortably sleep 12 guests, please note that 2 guests will be accommodated on the sofa bed in the loft suite.

Terms & Conditions

- Security deposit: €500 charged to client's credit card by the owner as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 3.00 p.m.
- Departure time: 10.30 a.m.
- Energy costs included?: Extra cost, payable locally.
- Heating costs included?: Extra cost that amounts approximately to €80-€150 per day, payable locally,
- Linen & towels included?: Yes.
- 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.
- Pool opening dates?: The pool is open approximately June to 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.
- Changeover day: Flexible.
- Minimum stay: 3 nights. All other durations on request.
- Tax: Italian Visitors Tax is included.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement per pet per day will apply (payable locally).
- Smoking Allowed?: Outside only.
- 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 towels included?: Yes.
- Other Ts and Cs: Chef service is included in your booking, but the food and beverages will be billed separately. The villa will be stocked with foods of your choosing before you arrive.
- Other Ts and Cs: Those staying at the villa are unable to use the large appliances within the professional kitchen or the barbecue and these will be used by staff.