

Casale Rustico

Region: Umbria Sleeps: 8 - 10

Overview

From this magnificent base in the Umbrian Apennines, you will be treated to grand panoramas of the Niccone Valley at every turn. With its expansive, exclusive grounds including a large swimming pool and tennis court, Casale Rustico welcomes up to ten guests to Italy's centremost region in spectacular style.

Stunning vaulted ceilings, with beams expertly crafted from robust Italian wood, ornate features and superior furnishings add layer upon layer of style and grandeur to this wonderful country retreat. Despite numerous modern features - the house and its pretty annexe are equipped with air-conditioning in every bedroom, the pool illuminated with a massage waterfall feature – the authenticity of Casale Rustico is never compromised.

Beyond the spacious main living area, you will find many delightful places to rest or play in this brilliantly configured retreat. Grab some cold beers and enjoy a frame or two in the billiards room, take time out with mesmerising views on the balcony terrace, or take your racquets down to the superb tennis courts for a friendly game.

A visit to any Italian region will provide gastronomes with endless inspiration, with Umbria's local cuisine and phenomenal produce being no exception. An immaculately appointed, traditional farmhouse *cucina*, complete with a fantastic range cooker, dishwasher and wine cellar, provides the most incredible playground in which to prepare delicious meals. The shops – and weekly market - at nearby Umbertide will provide you with a wealth of awesome ingredients.

The first floor comprises the billiards room and two immaculately furnished bedrooms – one double, one twin. Both of these rooms have their own private balcony and, just like the bedrooms in the annexe, air-conditioning, along with superbly appointed bathrooms with walk-in showers, washbasins, WC and bidets.



Appropriately enough for an estate that sits five hundred metres above sea level, and that feels like a *forte*zza, the main house's annexe is known as its 'half tower'. On its ground floor, you will find a fabulous twin suite with bathroom, as well as a living area with sofa bed for an additional two guests. At the top of the 'half tower' you will find a magnificent double suite with a private bathroom and living area.

Outside the large stone terrace is generously equipped with comfortable sun loungers, parasols and tables, from where you can enjoy a barbecue, or perhaps fresh pizza prepared in the stone oven. Olive groves and lemon trees that typify the region's flora spill over into the Casale's expansive and stunning grounds, along with plums, apples and figs to enjoy at your leisure. The majestic panorama beyond will enchant you all day long, with the dreamy, sunset views from the terrace bringing your evening to a magical close.

Head down a few steps from the garden to discover this casale's elaborate, fifteen-metre swimming pool, replete with an integrated, ornate massage waterfall and hot tub features. With gentle, submerged steps and lighting, along with children's play basin, this phenomenal pool is as beautifully appointed as anything else in the grounds of this prestigious home. Outdoor sports enthusiasts are further catered for, with a private court enabling you to hone your tennis skills against a spectacular mountainside backdrop.

As well as all the provisions you'll need for your stay, nearby Umbertide has several excellent bike rental outlets, should you wish to explore the area on two wheels.

Known as the 'Green Heart of Italy', Umbria boasts some quite extraordinary areas of natural beauty. While the region's topography effortlessly draws the visiting eye to a myriad of astonishing mountainside vistas, this landlocked region is also blessed with the spectacular Lake Trasimeno.

A sequence of beautiful villages sit at its shores, the stunning Passignano sul Trasimeno just a forty-minute drive from Casale Rustico. Enjoy water sports, hire a boat, or take a romantic stroll in the lake's incredible surroundings after a meal at one of the village's superb restaurants.

Just half an hour away is Perugia, with its historical wonders including an ancient, underground city, also boasts hip shopping areas and chic bars and restaurants. Relax with a fresh espresso in one of the piazzas in this 'City of Chocolate', then head for a tour and tastings at the Casa del Cioccolato famed for its baci bonbons.

Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Coffee Machine • Hairdryer • Tennis Court • Smart TV • Indoor Games • Heating • Cot(s) • High Chair(s) • Parking Space • Watersports • Canoeing/Kayaking • Walking/Hiking Paths • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

Main Villa Interior (290m2)

Ground Floor

- Living room with sofa, armchairs, smart TV, fireplace
- Dining room
- Kitchen with fireplace, wine cellar, oven, fridge/freezer, dishwasher, coffee maker, blender, kettle
- Guest WC

First Floor

- Bedroom with double bed, en-suite bathroom, private balcony, coffee table and chairs
- Bedroom with twin beds (can be converted into a double bed), en-suite bathroom, private balcony, coffee table and chairs
- Billiards room with table and sofa

Annexe Interior (80m2)

Ground Floor

- Bedroom with twin beds (can be converted into a double bed), en-suite bathroom, living area with double sofa bed, *chaise longue*, coffee machine, kettle
- Laundry room with washing machine, dryer, fridge

First Floor

- Suite with bedroom with double bed, bathroom, living space, coffee machine, kettle. Opens to large terrace with table and chairs

Outside Grounds (2 hectares)

- Swimming pool (15m x 10m, depth: 1.4m - 2m) with steps, kids area, waterfall feature and section with hot tub jets. Open approximately beginning-May to end-October
- Tennis court
- Outdoor fireplace
- Stone pizza oven
- Barbecue
- Outdoor lounge
- Al-fresco dining area
- Sun loungers and parasols
- Outdoor shower
- Garden with olive, plum, apple and fig trees

Facilities

- Wi-Fi



- Air-conditioning (in all bedrooms)
- Washing machine
- Tumble dryer
- Hairdryer
- Mosquito nets (in all doors and windows)

Location & Local Information

The charming town of Umbertide is just a quarter of an hour away from Casale Rustico, where you can gather all essential supplies throughout your stay. A colourful market can be found here on Wednesday mornings, with a fabulous selection of local produce, artisanal crafts and some delicious street food – we recommend the fresh, piping hot pizza slices!

If you're keen on seeing the local sights on two wheels, Umbertide is also your nearest location for cycle hire shops during your stay.

Famous for its choice of mouth-watering eateries, Perugia can be found just thirty minutes south of Casale Rustico. This vibrant hilltop city makes for a great day out, with cool boutiques, bustling shopping malls, restaurants and bars rivalling most in Italy, with many fascinating layers of history to be explored beyond the Umbrian capital's chic and contemporary first impressions.

The most spectacular example can be found when exploring the remains of an ancient underground city, accessible from Perugia's historic centre. Take an escalator – and a deep breath – as you descend to a network of centuries-old tunnels. Feel like a time-traveller, as you walk along medieval pavements, peer into doorways of thousand-year-old family homes and marvel at this truly astonishing subterranean architecture. An additional perk of exploring this ancient wonder comes from the cooling relief it brings on a hot day!

No true gastronome will visit Perugia without indulging in its most famous culinary export – chocolate. With artisanal chocolatiers, coffee shops with chocolate sculptures, and the annual Eurochocolate Festival hosted here each year, Perugia's status as Europe's 'City of Chocolate' won't be under threat any time soon. The origins of this success story can be discovered at the Casa del Cioccolato chocolate factory tour, along with the chance to enjoy tastings - and a test of willpower in the museum shop!

Umbria is known as the 'green heart' of Italy, so you won't be surprised to find numerous areas of natural beauty close by. Passignano sul Trasimeno, one of Italy's most stunning villages, is just a forty-minute drive away, on the northern shore of Lake Trasimeno. The lakeside promenade here is a popular spot for couples taking romantic evening walks, with boat tours, canoeing, kayaking and more available to enjoy on a day at this majestic expanse of water. From the incredible Rocca, a castle with its origins in the Middle Ages, you will enjoy the humbling panorama of the vast lake and its surrounding hills, along with a chance to explore La Museo delle Barche, a fascinating showcase of the boats used to fish Lake Trasimeno over the years.

Meet deer, crocodiles, meerkats and more at Città della Domenica, a wonderful nature and leisure park that's reachable under an hour away.



Showcasing not just the area's scenic beauty, but also its rich cultural history, there's also the chance to enter a fairy tale kingdom at this fun and informative amusement park.

What we love

- With a billiards room, fifteen-metre pool and tennis court, you will find plenty of entertainment for all the family
- Whether enjoying a barbecue and stone-baked pizzas on the terrace, or making use of Casale Rustico's incredible kitchen, every mealtime is a joy at this wonderful home
- Situated on the Umbrian-Tuscan border, the balconies, terraces and even the tennis court offer outstanding hillside views of this gorgeous region
- The city of Perugia, known for its chocolate, is just a 30-minute drive away
- The pretty villages and watersports activities on Lake Trasimeno are within easy driving distance

What you should know...

- With the undulating nature of Umbria's stunning countryside to consider, car hire gives you more flexibility during a stay at Casale Rustico.
- The phenomenal pool (which is around 25m from the main villa) has an in-built kids' basin, though as there is no fence, young children should always be supervised outdoors.
- Casale Rustico comfortably sleeps 8 guests across 4 bedrooms while two additional guests can be accommodated on a double sofa bed, bringing total capacity to 10 guests.

Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure or charged to client's credit card by the owner as a pre-authorisation upon arrival and refunded two weeks after departure,, subject to full inspection.
- Arrival time: 3.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: No.
- 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.
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights from mid-July to beginning-September. 5 nights during all other periods.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Pool opening dates?: The pool is open 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.
- 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Highchair and cot are available on request.
- Other Ts and Cs: Please note that air-conditioning is featured in the bedrooms only.