

# Casa Di Campagna

Region: Lazio Sleeps: 17

## Overview

If you cannot decide whether to explore beautiful Lazio or neighbouring Umbria, Casa Di Campagna which sits on the borders of these incredible regions, is a wonderful choice. Sleeping up to 17 guests in comfortable surroundings, this rural home is an idyll where you can make memories with friends and family.

The home lies within a green valley, overlooking sweeping fields, near to hills and woodlands. The traditional stone home, which was once used to house farm animals and as a place for farmers to rest, has been extensively renovated in order to offer all of the modern amenities you could need, while retaining the charm and beauty of the original building.

The villa is spread over two floors; on the ground floor, you will find the living spaces which wind around in to each other to create a large, social area where everyone can gather together to chat over a few drinks. The ground floor boasts a living room with comfortable sofas, armchairs and a wood burner, a formal dining room and a country style kitchen. All of the rooms are decorated in a calming, simple style with modern whitewashed walls and tiled floors, working in harmony with original stone ceilings, fireplaces and antique artworks and furnishings.

When it is time to turn in for the evening, you can head upstairs to discover 6 bedrooms. Each bedroom offers an en-suite bathroom and a double bed, with many of the rooms also boasting an additional bunk bed or single bed for the children. In total, 17 guests can be accommodated in the home, making it perfect for a holiday with a larger family group.

As well as having lots of indoor space, the garden surrounding the home is fantastic and vast. Boasting a private swimming pool and a jacuzzi, this oasis is the ideal place to unwind, while the barbecue and dining terrace mean you can eat al-fresco while taking in the views of the verdant fields beyond.

In order to explore the local area, you can walk out in to the open countryside to walk, hike or cycle through the rural lanes. You can also visit the River Tiber and discover the stunning Valley of the Badlands. The region is also a historic, Etruscan wine region, so if you are interested in wine, you should definitely spend the day at Tenuta le Velette, a vineyard which is 15km away. Here you



can sample wines and tour the grounds.

If you would prefer a day of shopping and café culture, you could opt to visit Bagnoregio which is 10km away or Orvieto which is 17km away. There are a number of smaller villages closer where you can dine out or pick up some groceries.

## Facilities

Villa/House • Private Pool • Saltwater Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • BBQ • Hairdryer • All Bedrooms En-Suite • TV • Outdoor Games • Heating • Parking Space • Watersports • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior

### Ground Floor

- Living room with sofa, armchairs, wood burner, table and built in seating area
- Dining room with table seating 10 and open fireplace
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, kettle and coffee machine
- 2 x WC

### First Floor

- 3 x bedrooms with double-sized bed and en-suite bathroom with shower, sink and WC
- 2 x bedroom with double-sized bed, bunk beds and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC (and possibility of adding an additional single bed)

## Outside Grounds

- Private salt water swimming pool
- Jacuzzi
- Large garden with lawns and trees
- Outdoor dining tables
- Covered sofas
- Poolside sun loungers and parasols
- Outdoor chess board
- Barbecue
- Parking

## Facilities

- Wi-Fi
- Air conditioning
- TVs
- Washing machine
- Dryer
- Hairdryers
- Iron and ironing board



## Location & Local Information

In an enchanting setting amidst olive groves and farmland and close to a selection of pretty, historic villages, Casa Di Campagna is a delightful place to stay on your Italian escape. Not only are you able to get to know the charms of Lazio from your base here, but you can also head in to the neighbouring regions of Tuscany and Umbria to see even more natural beauty.

The house is located within a lush green valley in an agricultural area, where for centuries, farmers have grown the fresh produce which are still used today in the nearby restaurants and sold at local markets. World-class wines and olive oils are produced locally and hazelnuts are farmed and used in many tasty dishes. Make sure to get out and visit some of the local farms or vineyards and to tuck in to some of the regional delicacies during your stay. In addition to the farmland, Lazio offers fantastic walking and cycling trails, hillside horse riding treks and beautiful lakes you can visit such as Lake Bolsena which is 24km away.

If you would like to dine out in the evening or need to do a spot of shopping, there are numerous villages and towns within easy reach. Bagnoregio is 10km away and is a wonderful place to visit, for its range of amenities and to discover its rich history. The picturesque town is teetering on top of a steep hill which is slowly, dramatically eroding away and is known as the "dying village". At the moment, however, the town is a perfectly safe, and fascinating place to explore and is a hidden gem with 2500 years of history. The winding lanes are packed with shops and eateries and offer panoramic views of the local area.

Orvieto is the place to go if you would like to peruse a wider range of artisan shops and market stalls. There are many bars, cafes and restaurants here and at 18km away, the small city is close enough to visit for a day trip or a lazy lunch. Orvieto comprises of an old town and a new town, both of which have their own characters. A fun way to get to the old town is to take a funicular ride which little ones will love.

Within a short drive, you can also visit the lakeside town of Bolsena which is 18km away. If you do not mind driving a little further to see more of Lazio and neighbouring Umbria, you could take day trips to the city of Perugia (74km away), Lake Trasimeno (75km away) or even the coast which is around 75km away by car.



## Local Amenities

Nearest Airport

**Perugia Airport  
(74km)**

Nearest Airport 2	<b>Rome Ciampino Airport (140km)</b>
Nearest Village	<b>(5km)</b>
Nearest Town	<b>(5km)</b>
Nearest City	<b>Orvieto (18km)</b>
Nearest Restaurant	<b>(3km)</b>
Nearest Shop	<b>Grocery store in local village (5km)</b>
Nearest Golf	<b>La Tana della Volpe Country Club (45km)</b>
Nearest Beach	<b>Marina Velca Beach (77km)</b>
Nearest Tennis	<b>Tennis Club Bagnoregio (9km)</b>

## What we love

- Nestled in rolling countryside, the villa is a perfect blend of old and new; with modern facilities alongside antique furnishings and historic architecture
- With 6 bedrooms and 6 bathrooms, plus spacious living areas, Casa Di Campagna is suited to a larger group and can comfortably sleep up to 17 guests
- Outside you can enjoy incredible rural views as you swim in the private pool, soak in the jacuzzi or dine al-fresco
- The home is perfectly placed for lazy days by the pool and walks in the countryside, however if you would like to do some shopping or dine out, there are a number of villages within easy reach and the city of Orvieto is just 17km away

## What you should know...

- Most of the bedrooms in the home contain a double bed and an additional single bed or bunk beds, this set up is ideal for family groups.
- Due to the rural setting, we recommend that guests bring a car in order to visit the nearby town of Bagnoregio and city of Orvieto.
- 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

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.
- Arrival time: 4.00 p.m. - 8.00 p.m.
- Departure time: 10.00 a.m.
- Minimum stay: 3 nights during Easter, Christmas and New Year periods. 6 nights during all other periods.
- Changeover day: Flexible.
- End of stay cleaning included?: No. €240, 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.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 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.
- Pool opening dates?: 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 other special events are not allowed.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Internet access?: Wi-Fi internet access included.
- Other Ts and Cs: 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.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: Please note that there is the possibility of adding an additional single bed to one of the double bedrooms.