

Casa Il Poeta

Region: Umbria Sleeps: 2 - 8

Overview

Experience the beauty and charm of Umbria as you stay in this townhouse in the heart of a small traditional town, equidistant to Rome and Florence and only 23km from Orvieto.

From the bustling little street, step into your historic abode and you will immediately be enchanted by this beautiful home. Relax beneath the ancient chandelier in the living room with the most glorious views of the Umbrian countryside from its window, make the most of the fast Wi-Fi in the office space and prepare delectable Umbrian fare in the kitchen-diner with its traditional terracotta tiles, travertine countertop and impressive appliances. There is even a traditional wood fireplace for grilling meat indoors!

Sleeping up to 8 guests, the three air-conditioned bedrooms have been exquisitely styled, each one featuring an en suite bathroom with a rain shower, one also with a bath. A blend of modern and antique furnishings alongside quality mattresses, high-end bedlinen and designer bedspreads ensures you can sleep in the very best surroundings. Two bedrooms benefit from a super king-size bed and two singles whilst the third features a queen-size double and the prettiest of balconies.

Take a glass of Orvieto's finest white wine and venture out to the roof terrace for bucolic vistas of Umbrian landscapes before wandering out to dine in one of the town's restaurants (do book ahead and check which days they are open during your stay). There is also a grocery store just across the road alongside a couple of butchers, a café-bar and pottery shop. The owners will provide an extensive list of other fantastic restaurants within a short drive and details of the local winery where wine is paired with the delicious food.

Away from the tourist hoards, you can soak up the authentic ambience of this small Italian town yet you are still well located for exploring the many gems of Umbria, Tuscany and even Lazio. Start off in Orvieto with its magnificent cathedral, rich Etruscan heritage, underground caves and exquisite historic centre. Then there's the towns and lakeside beaches of Lake Trasimeno, swimming in Lake Bolsena or simply exploring picture-perfect villages and towns across Umbria and Tuscany such as Città della Pieve, Cetona, Pienza and Cortona, all within 20 minutes to an hour.

You could choose to spend the day in Siena, admire the grand square in



Arezzo, visit the galleries and boutiques of Florence or even venture to Rome by car or train to visit the captivating capital of this wonderful country.

Facilities

Townhouse/Apartment • Instagrammable • Great Value • Air-Con • Walk to Village • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Coffee Machine • Safety Deposit Box • All Bedrooms En-Suite • Heating • Tourist Towns & Villages • Historical Sites • Romantic

Interior & Grounds

Townhouse Interiors (450m2 across four floors)

Ground Floor

- Additional bathroom with shower
- Underground cantina

Lower Ground Floor

- Study

First Floor

- Living room with TV and countryside views
- Open galley
- Kitchen, fully-equipped including dishwasher, fridge-freezer, coffee maker, electric oven, gas cooking range, wood fireplace and glass table for 6 guests (can be expanded for 8-10)

Third Floor

- Bedroom with king-size double bed (180x200cm), two single beds and en suite bathroom

Second Floor

- Bedroom with king-size double bed (180x200cm), two single beds and en suite bathroom
- Bedroom with queen-size double bed (160x200cm), small balcony overlooking countryside and en-suite bathroom with color therapy
- Laundry room

*All bathrooms feature rain showers

Outside Grounds

- Small roof terrace with cocktail tables and spectacular Umbrian views

Facilities

- Wi-Fi
- Air-conditioning units (bedrooms only)
- Underfloor heating in bathrooms
- Fans
- Gas fireplace (x2) and wood fireplace
- Smart TV
- Color therapy shower (in one bathroom only)
- Window screens and shutters



- Luggage racks
- Small treadmill
- Ironing facilities

Location & Local Information

In the heart of a small, traditional Umbrian town, Casa Il Poeta is equidistant from Rome and Florence, around an hour south of Perugia and only 23km from the beautiful town of Orvieto.

Come out of your historic townhouse and just a few metres away is a small supermarket for most of your self-catering needs – take care when stepping outside the front door in case there are cars as the pavement is on the other side. The small town is also home to two butchers, a couple of excellent restaurants (check opening dates in advance and book ahead), a café-bar and pottery shop. You can soak up the town's charming ambience by walking along the historic walls, visiting its two churches and admiring the castle tower which usually opens on a Saturday morning.

Furthermore, there is a great food shop and a highly recommended winery just outside the town, a short drive away, and a range of other wonderful restaurants that can be reached by car – the owners will provide an extensive list. They can also give you details of any public swimming pool options in the region for hot summer days.

Due to the lack of taxis, car hire is necessary. Car rental can be arranged at the airport or in Orvieto and the owners will give you details about town car parking before you arrive. The town enjoys a perfect setting for exploring Umbria, Tuscany and beyond by car with easy access to the A1 autostrada that connects Rome (136km) and Florence (146km) whilst Arezzo (89km) is just over an hour away by car. The nearest train station is just outside Fabriano, around 7.5km away, with direct departures to Rome (taking 1 hour 38 minutes) for an amazing day out.

Orvieto (23km) is a great highlight of this region with its magnificent cathedral and beautiful historic centre with restaurants, cafes and shops. Learn all about the town's Etruscan heritage at its two museums, visit the underground caves and walk along the Anello della Rupe hiking path around the volcanic cliff path (taking 90 minutes).

Hire electric bikes to explore the surrounding area, enjoy long walks through the undulating Umbrian countryside, try delicious Umbrian fare at traditional *osterie* and visit wineries near the town and close to Orvieto.

Crossing the border into Tuscany, bathe in the thermal waters at Fonteverde Spa just south of San Casciano dei Bagni (30km), discover the gorgeous village of Pienza (59km) and try its famous cheese, spend the day soaking up the beauty of Cortona (75km) or you could even drive to Siena (106km), reached in around 80 minutes by car.



Back in Umbria, the University city of Perugia (58km) is a joy to explore with its exquisite architecture, student vibe and attractive shops. You can also venture to Lake Trasimeno with Castiglione del Lago just 45 minutes by car – look out for summer boat trips, walking and cycling paths, lakeside beaches and seasonal watersports. Lake lovers can also head south to Lazio's Lake Bolsena for more fantastic dining opportunities, summer swimming and water-based activities.

Local Amenities

Nearest Airport	Rome Airport (170km)
Nearest Airport 2	Florence Airport/Perugia Airport (70 - 160km)
Nearest Train Station	Fabro Scalo (7.5km)
Nearest Village	Small, traditional Umbrian town (0km)
Nearest Restaurant	In the town - check opening days (Short walk)
Nearest Shop	Conad City small supermarket (Just across the road)
Nearest Town	Orvieto (23km)
Nearest City	Perugia (58km)

What we love

- Such a beautifully appointed Umbrian townhouse with exquisite décor, equidistant to Rome and Florence
- Take a glass of chilled Orvieto wine to your roof top terrace for glorious views of the landscapes of Umbria
- Antique and modern furnishings adorn the air-conditioned bedrooms alongside high-end bed linens and gorgeous en-suite bathrooms
- Bike rental is available with a third party supplier, and you will be able to discover the beauty of this little village and its surroundings by bike.
- Take a boat trip across Lake Trasimeno, swim in Lazio's Lake Bolsena and venture to the many gems of southern Tuscany from Cetona and Cortona to Siena and Arezzo

What you should know...

- Air-conditioning is featured in the three bedrooms only.
- Car rental is necessary as there are rarely any taxis. As there is no car parking space, the owners will advise you about parking options in the town before you travel.
- There are a couple of excellent restaurants in the town – they're not always open every day so always double check and book ahead.

Terms & Conditions

- Security deposit: €800 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 16:00 - 19:00
- Departure time: 10:30
- Heating costs included?: Yes.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- End of stay cleaning included?: No, extra €50, payable locally. 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: Flexible.
- Minimum stay: 2 nights.
- Pets welcome?: Not allowed.
- Smoking Allowed?: No.
- Internet access?: Wi-Fi internet access included.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Air-conditioning is featured in the three bedrooms only.
- Tax: Italian Visitors Tax is included.