

# Dimora Di Vico

**Region:** Lazio   **Sleeps:** 14

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## Overview

Dimora Di Vico is an exclusive manor, sitting in vast private parkland and manicured gardens just one hour outside of Rome. This incredible home has been in the same family since the nineteenth century when the house was extended, and all of the now mature trees were lovingly planted. In recent years, the house has been fully renovated and is now a luxurious retreat for holidaymakers.

A truly magnificent building decorated to the highest standards and offering all the amenities you need for a relaxing family holiday. Many of the original features have been preserved during renovations, so you can enjoy antique furnishings, traditional floor tiles, vaulted ceilings and fireplaces alongside modern luxuries such as a gym and a cinema room. The owners have gone the extra mile to create an exclusive oasis at Dimora Di Vico and has been designed to be as eco-friendly as possible while not compromising on comfort.

The eco-friendly feel of the house stems from the surrounding gardens and private parkland which is filled with giant oak and pine trees, lawns, florals and charming seating areas. The garden also features a fully-fenced pool, ideal for days relaxing in the sun and also great for children.

This is a beautiful location in Lazio, near the borders of Umbria and Tuscany, a region rich in art, history and unrivalled natural beauty. The villa is set back in its own private parkland but still has shops, restaurants and little villages within a short drive for you to stock up on supplies or eat out, so you are not too isolated.

Though situated in a semi-rural area, this beautiful villa is only 65km away from the capital city of Rome, so you can



enjoy local countryside and villages and then be in the capital city within 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, the main attractions of the Colosseum, St. Peter's Basilica and the Trevi fountain are all just an hour from the villa. Plus make sure you walk a bit off the beaten track to see more of the personality of the real Rome, maybe you could take a more unusual tour such as a street art tour or a trip on a night tram tour.

***Please note that the use of any external caterers and/or contractors is on request and entirely at the owner's discretion.***

## Facilities

Weddings • Recommended • Air-Con • Golf Nearby • Wine Tasting • Private Pool • Ideal for Kids • Walking/Hiking Paths • Canoeing/Kayaking • Historical Sites • Eco Friendly (Sustainable) • Chateaux & Castles • Wellness • Ideal for Teens • Cots (Cribs) • Marquee Hire Permitted • Licensed for Marriage • Chef/Cook Available • Maid Service Included • Outdoor Ceremony • Flexible Catering Options • Pool Safety Feature • Heritage Collection • Allow Ceremonial Fire • Wi-Fi/Internet • Allow External Caterers • No Corkage • Rural Location • Indoor Reception Available • Outstanding Landscapes • Nearby Church/Chapel • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Indoor Games • DVD • Bicycles Provided • Gym/Fitness Room • Electric Car Charger • Outdoor Games • Home Cinema • Working Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Cooking Classes Available • Yoga Classes Available • Wine-Tasting Available • Breakfast Available • Board games • Babysitting Available • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Pool inflatables • Footballs • Baby bath • Bottle steriliser • Baby monitor • High Chair(s)

# Interior & Grounds

**Maximum capacity: 10 adults and 4 children** (see details below on bedrooms available depending on occupancy)

## Villa Interior

### Ground Floor

- Hall
- Sitting room with fireplace
- Large dining room
- Kitchen, fully-equipped including hobs, oven, microwave and toaster
- Studio
- Bathroom
- Garden access

### First Floor (for up to 8 adults and 2 children)

- Bedroom 1 with king-size double bed, French window and park views. En suite bathroom with bath, walk-in shower, large sink and separate WC
- Bedroom 2 with twin beds (90cm each, can be made as a double) and park views from bedroom. En suite bathroom with walk-in shower and WC
- Bedroom 3 with super king-size double bed (180x200cm, can also be made up as a twin) with French window and park views. En suite bathroom with walk-in shower and WC
- Bedroom 4 with super king-size double bed (180x200cm, can also be made up as a twin) with park views. En suite bathroom with walk-in shower and WC
- Bedroom 5 (children's bedroom in hallway, accessed only from bedrooms 3 and 4) with single bed (90x200cm), small single sofa-bed (80x190cm) and French window
- Bedroom 6 (children's bedroom in hallway, accessed only from bedrooms 1 and 2) with single sofa-bed (85x190cm) and French window

*Lower Ground Floor (140m2, open-plan leisure room/family suite, beds only made available for occupancy of more than eight adults and two children)*

- Cinema/TV area
- Gym equipment and table tennis
- Double bed and 2 x single beds for children (or 4 x single beds on request)
- Two bathrooms with walk-in showers and WC
- Direct access to garden and swimming pool through two large French windows

## Outside Grounds

- Swimming pool (4x12m, depth: 1.45m), open approximately mid-May to 11th-September. Surrounded by fencing
- Poolside sun-loungers
- Outdoor solar shower
- Covered dining area
- Outdoor seating areas
- Gardens with lawns and mature trees
- Parkland (200,000m2)
- Parking



## Facilities

- Wi-Fi (needs to be turned on)
- Air-conditioning (on request)
- Heating
- Fancoil cooling
- EV charging point (on request at extra cost)
- Solar panel (20 kw photovoltaic system)
- DVD Player and films in multiple languages
- Stereo & CD player
- Bluetooth speaker
- Games
- Gym
- Adults and childrens bikes
- Inflatables for the pool
- Table tennis
- Football and Giant chess board
- BBQ

## Sustainability Gems About the Property

The property is electro-smog-free certified.



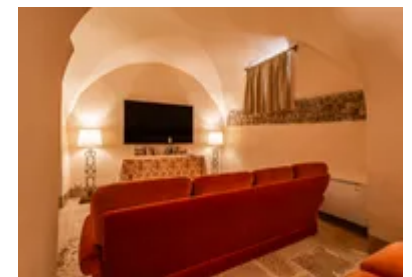
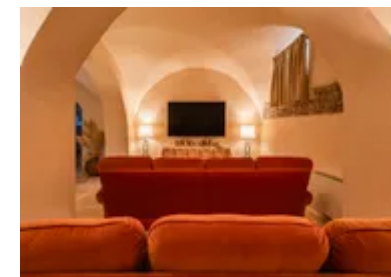
## Location & Local Information

Dimora Di Vico is situated in exclusive private parklands in Lazio, near the borders of Tuscany and Umbria. This extensive area oozes natural beauty, and you will find woodlands, vast lakes and walking trails in close proximity to the house. This rural landscape is also ideal for those who enjoy sporting pursuits for example; golf, tennis, sailing, kayaking, hiking and horse-riding are all on offer under twenty-minutes away.

There are plenty of small villages and towns dotted around the area surrounding the villa which are ideal for visiting to stock up on provisions or to discover some local delicacies at small restaurants. The local village is just 5km away and has a lovely medieval old town inside defensive walls as well as new areas. Another nearby town is Viterbo which is 20km away; this often-overlooked town is a nice place to visit and includes some incredible sites such as the Palazzo dei Papi which was lived in by thirteenth-century popes. It is a good idea to book onto a tour which encompasses a number of sites such as this, the fantastic Palazzo Farnese and tombs of the Popes nearby. If palaces and papal history are not your thing, then instead there are many wine tasting tours available to local vineyards!

Just an hour away from these medieval villages and woodlands around the villa, is one of the world's greatest cities and the capital of Italy; Rome. You may need to visit Rome on more than one occasion as there is so much to see and do there. 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.

Another must-visit place close to Rome is the Vatican City, the home of the Papacy. Here you can see the breath-taking Sistene Chapel, St. Peter's Basilica and the Vatican museums. If you wish to visit a number of these attractions you can often buy a joint ticket or an early entry pass



which means you can enjoy the beautiful buildings with fewer crowds.

Local Amenities

Nearest Airport	Rome (Fiumicino) (77 km)
Nearest Airport 2	Rome (Ciampino) (80 km)
Nearest Village	(5 km)
Nearest Town/City	Viterbo (20 km)
Nearest Restaurant	(5 km)
Nearest Bar/Pub	(5 km)
Nearest Supermarket	(5 km)
Nearest Shop	(5 km)
Nearest Golf	Golf course and pro service (15km)

## What we love

- Dimora Di Vico is an exclusive, immaculately finished manor sitting in 200,000m<sup>2</sup> of stunning grounds, perfect for a relaxing retreat
- This villa is a wonderful setting for special family celebrations, parties and wedding receptions
- The home enjoys a brilliant location; you are surrounded by beautiful countryside and charming medieval villages, yet only an hour from the capital city of Rome
- If you wish to book additional services such as a chef, babysitting services or even painting classes this can be arranged at the villa

## What you should know...

- Dimora Di Vico sleeps up to 14 guests (10 adults and 4 children) with various flexible options across the first floor and lower ground 'family suite'
- Two bedrooms on the first floor are best suited for children using comfortable sofa-beds (see the 'Features' tab for full details of the layout of the first floor)
- The fully equipped leisure area on the lower ground floor can also be made up as a 'Family Suite' (again, see the 'Features' tab for full details)
- With direct access to the pool area, a comfortable king-size bed and en-suite facilities, the apartment is also recommended for older couples or guests with reduced mobility
- If travelling with more than ten adults, the sofa-beds in bedrooms 5 and 6 can be requested for adults to use instead of children, subject to a supplement. Please note these two rooms are not of the same standard as the other first floor doubles.
- Wi-Fi is available but will need to be switched on - the owners are committed to using as little electromagnetic energy as possible and encourage you to make the most of your natural surroundings
- Please note that the use of any external caterers and/or contractors is on request and entirely at the owner's discretion

# Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 5.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes. Air-conditioning and an EV charging point are available on request, subject to an extra charge on consumption.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Fancoil cooling is available at an extra charge, payable locally.<br> Weddings and any special events are on request only and subject to prior arrangement with the owner and additional charges.<br> The property accommodates a maximum of 10 adults plus 4 children, comfortably. However, additional adults are welcome on request at extra charge. If there are more than 10 adults in your party then bedrooms 5-6 can be made up for adults instead of children, on request and subject to a supplement. Please note these rooms are not to the same standard as the other first floor doubles (see Features tab for layout).<br> Please note that the use of any external caterers and/or contractors is on request and entirely at the owner's discretion.<br> Please note home security devices may be installed at the villa, please enquire for further information.<br> Please note all baby and toddler equipment are on request only and subject to prior arrangement.<br>

- **Changeover day:** Saturday.

- **End of stay cleaning available?:** Yes, and 2 hours cleaning on Monday, Wednesday and Friday included. 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.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Extra cost, payable locally and based on consumption, on an EE basis in virtue of the heat pumps together with solar panels.

- **Internet access?:** Wi-Fi connection included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately mid-May to 11th-September. Openings outside these dates may be possible on request at an extra charge of €350/week. 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.

- **Property Licence Number:** CIR: 056014-AGR-00005 CIN: IT056014B5CHDGBJEL