

# Villa Romeo

**Region:** Umbria   **Sleeps:** 18

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## Overview

The first stones of Villa Romeo were laid in the fourteenth century, and over the years, this country home has been expanded and renovated by the same family. In the sixteenth century, beautiful frescos were added which can still be seen and more recently outbuildings have been utilised, and the house has been modernised. The long history of the villa has been retained during restorations, and the original features and antique furnishings add to the beauty and charm of the place.

Today, the villa which sits in a valley in the breath-taking region of Umbria is used as a holiday home and is set up to offer guests all the home comforts and amenities they need. The villa is ideal for a large family or for hosting a special occasion such as a birthday or wedding celebration. Eighteen people can be accommodated across the main building and a separate apartment, so there is plenty of space for everyone to unwind. The rustic yet elegant living and dining spaces of the house open up on to a large established garden with a private pool which overlooks the panoramic landscape views, ideal for lazy afternoons in the sun.

Located in Umbria, you are well situated to enjoy the surrounding countryside and little villages close to the villa as well as heading further into central Italy if you wish to. Umbria is a charming area and is relatively small; rather than crowded cities, it is made up mostly of hamlets, villages and towns with their own personalities. Near to Villa Romeo is the ancient town of Trevi which is filled with clusters of old buildings perched on a hilltop. The town has some lovely historical sites to visit, including churches and the two circuits of walls which surround parts of Trevi. Here you will also find a range of shops, bars and restaurants as well as fantastic views over to nearby towns such as Spoleto and Foligno which are also well



worth a visit. All three of these lovely towns are under 18km from your villa and there are also shops and eateries much closer.

For a day out make sure you visit Assisi (33km away) most famous for being the birthplace of St Francis and for its pilgrim trails. The town has much more to offer than its religious past however and in fact, the entire town is a now UNESCO World Heritage site, packed with sites to explore and delectable Umbrian foods to try.

## Facilities

Rural Location • Weddings • Marquee Hire Permitted • Chateaux & Castles  
• Walk to Village • Chef/Cook Available • Cots (Cribs) • Air-Con • Wi-Fi/Internet • Outdoor Ceremony • Flexible Catering Options • Heritage Collection • Allow Ceremonial Fire • Dry Hire Option • Allow External Caterers • No Corkage • No Curfew • Indoor Reception Available • Nearby Church/Chapel • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Catering Available • Private Pool • Pool Safety Feature • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • <1hr to Airport • Ground Floor Bed & Bath • Heating • High Chair(s) • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior

### Ground Floor

- Living room with fireplace
- Large living room with fireplace and long table and chairs
- Office
- Bedroom with double bed with garden access
- Bathroom with shower, two sinks, bidet and WC

### First Floor

- Large fitted kitchen with 3 sinks, fridge/freezer, additional fridge, professional oven, 5-burner hob, coffee maker, toaster, blender, kettle, microwave and dishwasher
- Dining room with table for up to 15 guests
- Family suite with bedroom with two twin beds (pushed together), bedroom with twin beds, air-conditioning units and an en-suite bathroom
- Bedroom with double bed, a single bed, air-conditioning and an en-suite bathroom
- 3 x bedrooms with two single beds (pushed together), air-conditioning and en-suite bathrooms

## Apartment

- Living and dining room with kitchenette and sofa bed (suitable for two guests)
- Bedroom with double bed and air-conditioning
- Bathroom

## Outside Grounds

- Large gardens with lawns and established trees
- Private swimming pool (13m x 15m, depth: 1.5m - 2.5m) with safety fence, open approximately May to October
- Poolside seating area with sun loungers
- Outbuildings for events
- Covered dining area
- Seating areas
- Garden for apartment
- Barbecue
- Parking

## Facilities

- Wi-Fi
- Air-conditioning in all bedrooms (except the ground floor bedroom) and throughout the apartment
- Heating
- Fireplaces
- TVs
- Hairdryers



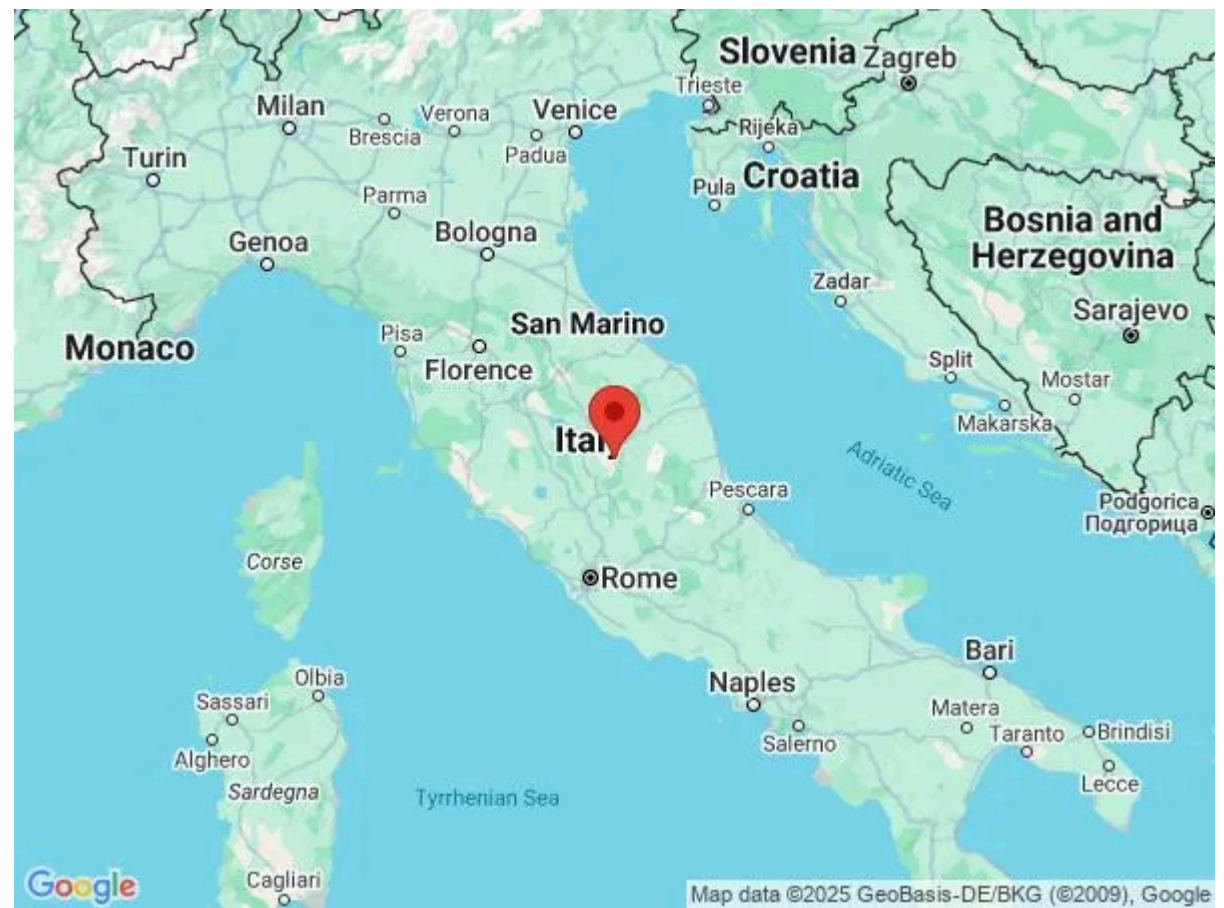
## Location & Local Information

Tucked into a hillside close to the towns of Trevi and Spoleto is this spacious and charming home which is the perfect base to retreat to after a busy day of exploring the fantastic surrounding areas. Near your villa, there are plenty of little towns and villages with great restaurants, artisan shops and bars.

Villa Romeo is located in Umbria which is known as the green heart of Italy. This means you are surrounded by dense woodlands, open countryside and farms making local wine and olive oil. The countryside contains lots of little villages and towns which pop up on hilltops puncturing through the vast greenery. The rolling countryside offers plenty of places for you to visit on your holiday and you can try out a wealth of outdoor activities nearby. You could walk some of the ancient pilgrim road the Via Francigena, take horse-riding lessons or head out on horseback through the olive groves and pine forests or how about trying rafting or mountain biking, all of these activities can be found locally and are great ways to enjoy the region's beauty.

Umbria is known for both its wine and its olive oil and if you are a fan of either of these then you are well-placed to take part in a tour or tasting experience at local farms. If you prefer your tours to involve a bit more history and culture then a great way to explore local towns is to book on to a guided walking tour with experienced guides who are able to show you hidden gems.

A little further out from your closest towns and villages are two great places to visit: Assisi which is 33km away and Perugia which is 48km away. In Assisi, you will spot the huge Basilica of St. Francis which is a much-loved attraction and dominates the landscape. The Basilica is made up of three churches on top of each other and is packed with art-work and highly renowned frescos. There are also fantastic traditional restaurants in the town and artisan shops selling balsamic vinegar, olive oil and lovely ceramics. If you are feeling adventurous, you could even paraglide over Assisi and enjoy the best possible views of



the area.

Perugia is a little further away but is also a lovely place to visit for a day trip and is also famous for its Jazz Festival! Off the main square the Piazza IV Novembre you will find museums, churches, a palace, lovely fountains and lots of winding streets filled with shops, cafes and restaurants.

Local Amenities

Nearest Airport	Perugia (42km)
Nearest Airport 2	Rome Ciampino (159km)
Nearest Village	(650m)
Nearest Town/City	Trevi (3.5km)
Nearest Bar/Pub	(1.5km)
Nearest Supermarket	(450m)
Nearest Restaurant	(1.1km)

## What we love

- The home has several outbuildings plus a gorgeous renovated barn on request which can be used for parties, weddings and gala dinners (on request only). All vendors such as DJ, chefs and photographers can be organised too, making everything simple for you to organise
- The private outdoor pool and seating areas offer panoramic views of the surrounding Umbrian countryside and gardens
- The house is located under 18km from Trevi, Foligno and Spoleto and a little further out are Assisi and Perugia which can both be reached in forty-five minutes, meaning this is an excellent location for exploring surrounding towns and villages

## What you should know...

- One of the bedrooms is in a separate apartment with a small garden; which could be ideal for a couple wanting some time alone.
- The house has a beautiful feature stone staircase which leads up to the majority of the bedrooms.
- Whilst this property can accommodate 18 guests, please note that two guests will be sleeping on a sofa bed. Please see the 'Features' tab for full details.
- Please note the gorgeous barn is available on request only to host weddings and other special events. Additional charges apply, please enquire for a quote.
- Every bedroom features A/C, except for the ground floor bedroom in the main house which stays naturally cool.
- A quiet and non-intrusive housekeeper owners live on-site with two lovely cats. The housekeeper will be very happy to help should you need it.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 8.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings and any special events are on request only and subject to prior arrangement with the owner and additional charges. Air-conditioning is featured in all bedrooms (except the ground floor bedroom) and throughout the apartment. Please note the gorgeous barn is available on request only to host weddings and other special events. Additional charges apply, please enquire for a quote. A quiet and non-intrusive housekeeper owners live on-site with two lovely cats. The housekeeper will be very happy to help should you need it.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** 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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights June - September and Christmas. 3 nights during all other periods.
- **Heating costs included?:** Extra cost based on consumption, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately May to 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.
- **Property Licence Number:** IT054054B901005592 / 054054B901005