

Villa Raffone

Region: Amalfi Coast **Sleeps:** 10

Overview

Overlooking the Amalfi Coast and sea from its picturesque hillside position is the restored fortified building - and now impressive holiday home - Villa Raffone. It has been gazing out over the dramatic green landscapes and azure waters since 1500. Today, Villa Raffone offers complete tranquillity and easy access to nearby coastal destinations such as Conca dei Marini and Amalfi.

It's easy to get an idea of what could be seen from the watchtower all those centuries ago. The soaring rooftop terrace with outdoor canopy bed provides some truly breathtaking views. And it's just one of the many beautiful areas that make up Villa Raffone's extensive outside space.

The villa's Baroque-style interior covers two floors, with each of the four bedrooms showcasing antique charm and sumptuous elegance. They all have an en-suite bathroom, with one boasting the additional luxury of a freestanding bath tub with sea views. The family bedroom on the ground floor is ideal for those with younger children, as it has both twin beds as well as a double. It's a particularly lovely room, with doors opening straight onto its own terrace.

Walking around Villa Raffone is like going back in time, with beautiful features such as arched ceilings, terracotta tile floors and exposed stone walls. The overall look is that of laid-back opulence, which is especially felt in the living room. Cosy sofas and rugs make it a comfortable place you'll look forward to relaxing in at the end of the day.

The main terrace with views over the water is another area you'll be spending plenty of time in. Unwind with a drink as afternoons turn into balmy evenings, then enjoy an al-fresco dinner with the scent of lemon trees hanging in the



air.

Elsewhere in the rambling Mediterranean gardens are spaces designed for your rest and relaxation. Whether that's on a lounge, sofa, hammock or stylish canopy bed. The most idyllic spot of all is the infinity pool, which also offers some of the very best views.

A short drive along the winding coastal roads that surround the villa will bring you to the town of Conca dei Marini. It has a traditional fishing village look and feel, with a quiet beach to unwind, swim and snorkel.

And just a 20-minute drive down the coast is elegant Amalfi. Stroll along the promenade by the marina, all whilst taking in sweeping views over the sea. You can also catch a ferry or hydrofoil over to the island of Capri to marvel at the spectacular Blue Grotto sea cave.

Facilities

Chef/Cook Available • DVD • Maid Service Included • Watersports • Beach Nearby • Air-Con • Wow Factor • Wi-Fi/Internet • Instagrammable • Transfers Available • Catering Available • Transfers Included • Breakfast Included • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • Washing Machine • Tumble Dryer • Dishwasher • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Heating • Parking Space • Sailing • Walking/Hiking Paths • Go-Karting • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

Villa Interiors

Ground Floor

- Family bedroom with four single beds/two king size beds, smart TV, safe, mini bar, doors to terrace, en-suite bathroom with shower
- Living room with sofa, armchairs, decorative fireplace, flat screen TV
- Dining room with table for eight people, sofa, TV, doors to terrace
- Kitchen with hob, oven, kettle dishwasher, fridge, freezer, doors to terrace with table and chairs
- Bathroom

First Floor

- Bedroom with king-size bed, smart TV, safe, mini bar, doors to private terrace, en-suite bathroom with bath tub
- Two-level bedroom with king-size bed, smart TV, safe, mini bar, en-suite bathroom with shower
- Bedroom with twin beds, smart TV, safe, mini bar, en-suite bathroom with shower

Independent Suite

- Bedroom with twin beds with private terrace, two bathrooms and a sensory shower

Outside Grounds

- Infinity pool with whirlpool area (heated on request)
- Terrace with several dining tables and outdoor seating
- Rooftop terrace with outdoor canopy bed
- Outdoor kitchen with barbecue
- Terraced gardens with trees, plants, olive groves, vegetable garden
- Day bed, sun loungers, umbrellas and hammocks
- Parking

Facilities

- Wi-Fi
- Air conditioning in all bedrooms
- Heating
- Hair dryers
- DVD player



Location & Local Information

Villa Raffone offers the perfect laid-back coastal experience, with several restaurants and shops within a five-minute drive along the scenic winding roads. You'll find a great choice of amenities in nearby Conca dei Marini.

The town is set into the hillside right above the sea and has retained a traditional fishing village atmosphere. Explore the town through winding streets and steep steps to discover whitewashed and brightly coloured houses in amongst lush greenery. Casting an eye over the town and coast from the peninsula since 1500 is Capo di Conca, a watchtower built to protect the town from attack. Conca dei Marini is also home to a quiet, sheltered beach with a mix of pebbles and sand, as well as lovely turquoise waters for swimming and snorkelling.

A 20-minute walk or a few minutes' drive from the centre of Conca dei Marini is Grotta dello Smeraldo. Entrance is via a lift in the hillside. You will then jump onboard a boat with an informative guide who will tell you more about this beautiful cave's geological features. The name of the cave comes from the stunning emerald green hues that are cast over the water and illuminate the cave when sunlight passes through.

Popular Amalfi is just 20 minutes away by car and is instantly recognisable by the cluster of whitewashed buildings that cling to the hillside overlooking the sea. One of its most attractive features is the marina, where colourful boats elegantly come and go. Stroll along the promenade and then visit Piazza del Duomo in the historic centre. It's lined with cafes and shops, with the stunning medieval cathedral accessed via a long set of stairs. Amalfi is also where you can catch a ferry or hydrofoil over to the lush island of Capri, which is home to the famous Blue Grotto sea cave.

Other great places for days out include Positano, with its beaches and maze of streets lined with boutiques and



cafes, and the fascinating archaeological site of Pompeii.
Both are about an hour's drive from the villa.

Local Amenities

Nearest Airport	Naples (56km)
Nearest Village	Conca dei Marini (6km)
Nearest Restaurant	(500m)
Nearest Bar/Pub	(3km)
Nearest Supermarket	(250m)
Nearest Beach	Conca dei Marini (6km)
Nearest Town	Sorrento (33km)
Nearest City	Naples (56km)
Nearest Ferry Port	Amalfi (9km)

What we love

- This historic villa dates back to 1500 when it was a defence fortification with watchtower
- The interior has a beautiful Baroque-style feel, with antiques and sumptuous furnishings
- Take in breathtaking sea views from the infinity pool and rooftop terrace with canopy bed
- The popular village of Amalfi is just a twenty minute drive from the villa

What you should know...

- The villa is reached via several steps down the hillside, please take care.
- One of the bedrooms is on two levels, with the bed on a mezzanine level.
- Some areas of the garden are unfenced, so take extra care with younger children.
- Please note that the use of any external caterers and/or contractors is not permitted.
- The bedroom on the ground floor is perfect for up to four members of the same family.

Terms & Conditions

- **Security deposit:** A damage waiver of €199 is due to help you enjoy a peaceful stay. The waiver provides a limited damage cover in case of any damage to the property or its contents (except in the case of deliberate or reckless acts) up to the value of €3000. It is essential to report any damage during your stay for the waiver to apply. Any damage not reported means the waiver will not be valid. Above €3000 claims will be made to recoup the extra charges incurred to repair any damage.

- **Arrival time:** 4.00 p.m. - 8.00 p.m. Please note that guests are required to indicate their estimated arrival time no later than 4 weeks prior to arrival. Late arrivals may delay admittance to the property and surcharges may apply.

- **Departure time:** 10.00 a.m. Please note that late departures may result in surcharges.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes, including mid-week change of bed linens. Bath linen is changed every other weekday.

- **Pets welcome?:** Small pets are allowed on request only and with prior agreement with the owner.

- **Other Ts and Cs:** Please note that the use of any external caterers and/or contractors is not permitted. 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. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. * An optional food allowance of up to €2000 is payable either by credit card authorisation in advance (preferred) or by cash on arrival to cover the cost of any food and beverages you may consume during your stay. Any amount unspent will be refunded to clients on their departure and expenses are reported daily. If you prefer to pay as you go for your food and beverages, any expenditure must be paid upfront. Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday during high season. Flexible during all other periods.

- **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. Short breaks may be possible on request outside high season.

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Pool heating is available on request for an extra charge of €900 per week, payable locally in cash. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Italian Visitors Tax payable locally (typically costs €1-€10 per adult per night- please enquire if exact amount is required).

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

- **Pool towels included?:** Yes, including daily change.

- **Pool opening dates?:** Open June – September approximately. 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:** CIN: IT065053C2VQNBSKT3