

# Casa Pietrina

**Region:** Umbria   **Sleeps:** 8

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## Overview

When you see the wonderful home and the beautiful landscapes surrounding the village, you will understand how easily the owners fell in love with Casa Pietrina, nestled in the beautiful region of Umbria, also known as the '*Green Heart of Italy*'.

This charming three-bedroom farmhouse, located in a small countryside village, dates back to the 16th century. Its current owners acquired it only a few years ago after spending considerable time in their beloved Umbria. The home has been meticulously restored, preserving its character with impressive chestnut beams, hearty fireplaces, and arched doorways. The owners have also infused personality into the home with thoughtful additions such as inviting lighting, carefully chosen furnishings, artwork, books, and a range of contemporary features, including a Smart TV, a Bluetooth speaker, DVDs, and games.

The brilliant kitchen-diner boasts a designer fridge-freezer, coffee machine, and marble worktops. Recent enhancements include a charming 'winter garden' room with a wood-burning fire and glass doors leading to the al-fresco dining area equipped with a barbecue. There is also an upper terrace offering views over the village and beyond. Finally, the large swimming pool is perfect for the summer months. It is situated below the house, overlooking the olive grove with stunning views.

Casa Pietrina offers a serene retreat with breathtaking views of the Umbrian valley, an expansive outdoor space, and a large pool set amidst a private olive grove. Perfect for families and groups, it provides easy access to the historic town of Spoleto, known for its rich cultural heritage and vibrant local markets. Nearby Trevi is famous for its high-quality olive oil, while Montefalco is celebrated for its exceptional wines, including the renowned Montefalco Sagrantino DOCG.

Umbria is a paradise for food and wine enthusiasts. The region's cuisine features hearty dishes like truffle pasta, wild boar, and porchetta, all enhanced by exceptional local olive oil. Visitors can enjoy various activities, from exploring ancient Etruscan sites and medieval towns to hiking and cycling through lush forests and tranquil lakes. Unique experiences such as truffle hunting and wine-tasting tours at picturesque vineyards add to the charm.

## Facilities



Romantic • Walking/Hiking Paths • Horse Riding • Historical Sites •  
Washing Machine • Coffee Machine • Ground Floor Bed & Bath • Wi-  
Fi/Internet • Air-Con • Wine Tasting • Cycling • Rural Location • Indoor  
Games • Cots (Cribs) • DVD • Great Value • Private Pool • Has Discount •  
Special Offer • Chef/Cook Available • Pre-Stocked Fridge Available •  
Cooking Classes Available • Wine-Tasting Available • Catering Available •  
Board games • Children's videos/DVDs • Children's books • Ideal for  
Babies & Toddlers • Ideal for Kids • Baby bath • Ideal for Teens • <1hr to  
Airport • Dishwasher • Microwave • Smart TV • Working  
Fireplace/Woodburner • Heating • Ceiling Fans • High Chair(s) •  
Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns &  
Villages

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Open-plan kitchen-diner with small living area and fireplace. Kitchen fully-equipped including dishwasher, electric oven, gas hob, fridge-freezer, drinks fridge, Italian stovetop coffee maker and coffee machine
- Laundry room
- 'Winter garden' room with sofas and wood-burning stove
- Bedroom with king-size double bed, en suite shower room and doors leading to terrace

### Upstairs (via a metal staircase)

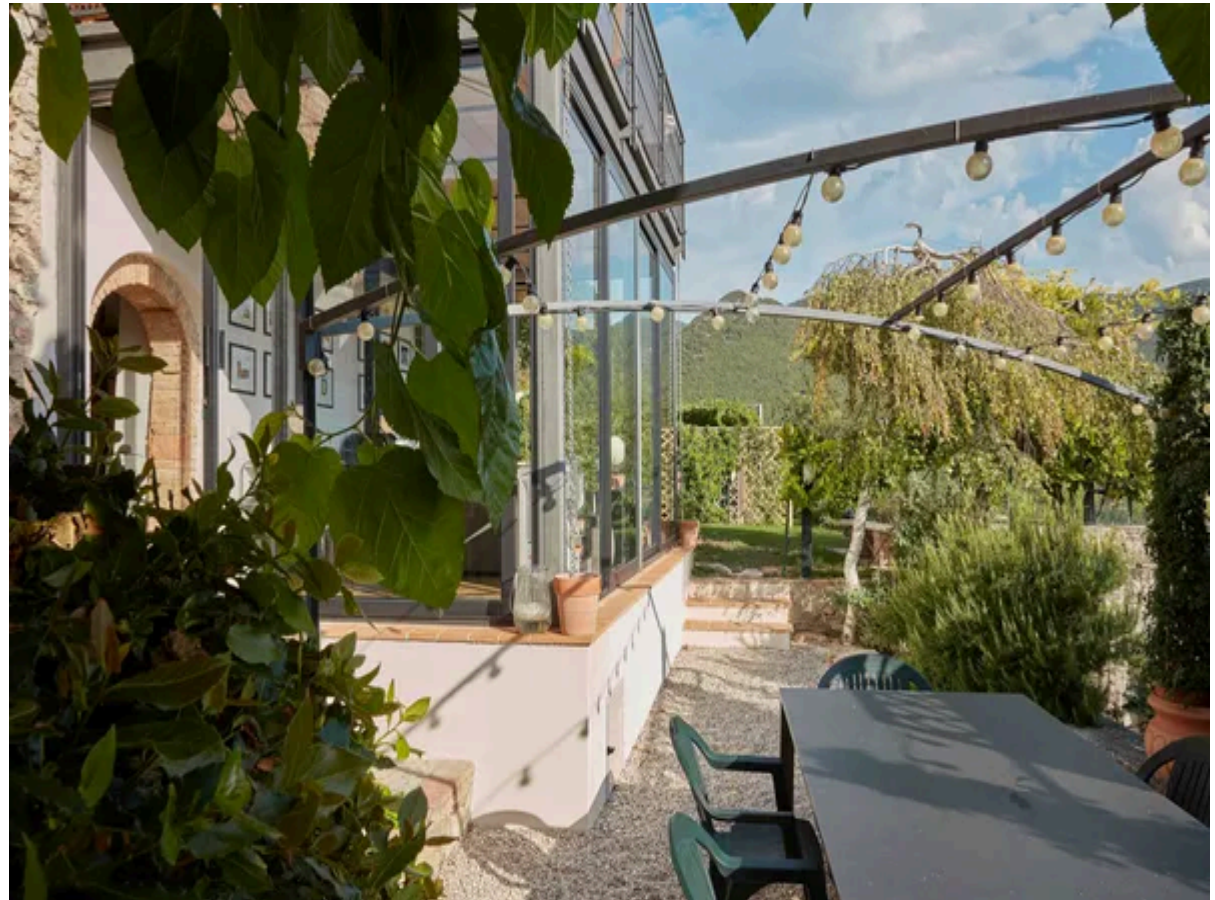
- Living room with doors leading to upper terrace with outdoor furnishings
- Bedroom with double/twin bed, air-conditioning and mezzanine level (via ladder) with desk
- Bedroom with two sets of bunk-beds, air-conditioning and mezzanine level (via ladder, storage only)
- Shower room

## Outside Grounds

- Salt-water swimming pool (15x4m, depth: 1.5m) open 8.00 a.m. to 10.00 p.m., approximately beginning of June to end-September. Set in gated and fenced area below the house overlooking the olive grove, about 30m away
- Pool shower
- Sun-loungers
- Al-fresco dining area with BBQ
- Underground well (to be kept locked)
- Olive grove (50 trees, one acre)
- On-site parking (1 or 2 small cars)

## Facilities

- Wi-Fi
- Heating



- Fireplace (October to April only)
- Air-conditioning (two upstairs bedrooms only)
- Ceiling fans (downstairs)
- Smart TV
- DVD player
- Bluetooth music
- Toys and board games
- Children's books and DVDs
- Pool floats
- Beach buckets and spades
- Cave (not accessible to guests)
- Washing/dryer machine



# Location & Local Information

Casa Pietrina is set in a small and authentic Umbrian village, just 12km from the delightful town of Spoleto and perfectly positioned to explore the best of this captivating region and beyond.

Drive up the narrow village lane and there is on-site parking for one or two small cars in a driveway. Alternatively you may find it easier to park in the square below and then walk up the stairs to the house.

There are some wonderful places to eat within a 5 to 10km drive - family-friendly trattorie, lovely pizzerias and a fantastic farm shop which has its own restaurant and amazing gelato. One of the next local villages, 7km away, is home to a well-stocked grocery store whilst there are larger supermarkets in Spoleto and Trevi, about a 15-minute drive away.

The idyllic Umbrian town of Spoleto is easily reached, just 12km away – admire its spectacular Ponte delle Torri, explore its historic lanes and soak up its authentic ambience. Nearby Trevi is also a delight, as are the enchanting perched villages of Montefalco, Spello and Bevagna, all within half an hour by car.

A little further, sample some of the gastronomic delights in Norcia (50km), possibly combined with walking or cycling in the amazing Sibillini Mountains, or head north towards Assisi (45km) with its historic treasures and world-famous sights.

Le Marche is also waiting to be discovered with precious towns such as Macerata and Ascoli Piceno 100km away and the glorious Adriatic coastline reached in around ninety minutes. Drive up to the magnificent Conero National Park, just south of Ancona, and visit one of Italy's most beautiful beaches, Due Sorelle, by boat.

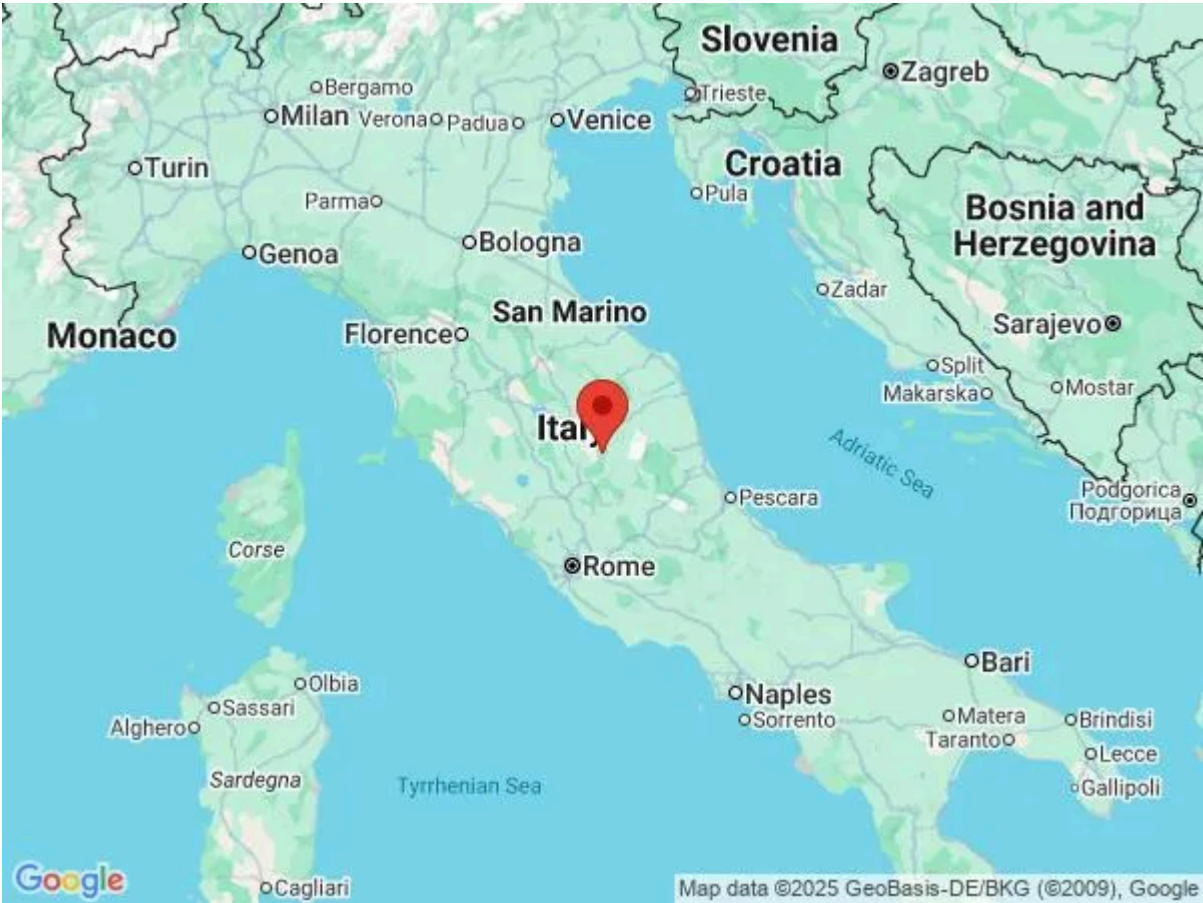
Closer to home in Umbria, there are endless cycling tracks, both on and off road, superb walking trails through the verdant landscapes of rolling hills, olive groves and vineyards or, for the most adventurous, white-water rafting along the Corno river.

Cookery lessons can be arranged for guests, as can tastings – sample some of Italy's finest olive oil and try some excellent wines, especially around the vineyards of Montefalco where the DOCG Sagrantino is produced.

Finally, spend the day in Rome by travelling on the fast train service from Spoleto, taking just 1 hr 20 mins to reach Italy's splendid capital city.

## Local Amenities

Nearest Airport	Perugia Airport (50km)
Nearest Train Station	Stazione di Spoleto (12km)



Nearest Restaurant	(5km)
Nearest Supermarket	Grocery store (7km)
Nearest Town	Spoletto (12km)
Nearest City	Perugia (58km)
Nearest Golf	Golf Terni (51km)
Nearest Beach	Civitanova Marche (120km)

## What we love

- A true Umbrian experience in the heart of an authentic village, with a summer swimming pool overlooking the olive groves
- The *casa* exudes 21st century style alongside historic and characterful charm
- Visit Spoleto, one of Umbria's most beautiful towns known for its rich cultural heritage and vibrant local markets
- Guests can enjoy various activities, from truffle hunting, winetasting, exploring medieval towns to hiking and cycling through lush forests and tranquil lakes

## What you should know...

- Casa Pietrina sleeps 6-8 guests across its three bedrooms, the third bedroom featuring two sets of bunk-beds.
- Air-conditioning is featured in the two upstairs bedrooms only.
- The large swimming pool is set in gated and fenced area below the house overlooking the olive grove, about 30m away.

# Terms & Conditions

- **Security deposit:** €1000 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:** 4.00 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.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** No.
- **Other Ts and Cs:** Air-conditioning is available in the upstairs bedrooms only. The owners ask that it is only used at night time when sleeping. Weddings, stag/hen parties and any special events are not allowed. A cot and highchair can be requested but advance notice is needed. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday (June-August, Easter and Xmas/New Year) and flexible at all other times.
- **End of stay cleaning available?:** No, extra €200, 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.
- **Smoking Allowed?:** No.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Extra cost based on consumption, payable locally. An initial supply of wood for the fireplace is included.
- **Tax:** Italian Visitors Tax payable locally (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes (when swimming pool is open).
- **Pool opening dates?:** The pool is open approximately beginning of June to end-September. 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: 054051C204033740 CIN: IT054051C24G033740