

# La Rocchetta

**Region:** Amalfi Coast **Sleeps:** 11

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## Overview

La Rocchetta is a beautiful stone home in a medieval hamlet which overlooks the island of Capri from an idyllic location on the Sorrento coast in the south-west of Italy.

This five-bedroom two-storey villa is the perfect blend of old and new. This home has been lovingly decorated and with sea views from many of the windows it has a cosy romantic air. The antique furniture, beautiful tiles and rustic stonework offer a traditional feel but the light and airy home is also filled with all the modern amenities you would need, including air-conditioning in the bedrooms. Though the interiors are lovely, you may find yourself spending lots of time in the garden where you can take in the captivating views of the Gulf of Naples and enjoy the private pool, surrounded by borders of fragrant summer flowers.

Sleeping up to eleven people across five pretty bedrooms including a delightful annexe with a sea view terrace, this villa is perfect for a big family holiday or a getaway with friends. The spacious house has room for all of your party to enjoy some privacy and then come together when you wish; whether in the comfortable living room in the evening or on the gorgeous al-fresco dining terrace for a meal, where you could make use of the pizza oven while gazing down over the azure-coloured sea.

The heart of the hamlet is just a stroll away and is comprised of a small collection of buildings constructed mostly before 1700. There are historic castle remains and a cathedral as well as a local restaurant and a shop, you can also take in some amazing views from different vantage points. If you fancy leaving the car at the villa so you can sample the local wines there is a bus available to nearby towns like Sorrento.

You will also find one of many gorgeous beaches just a few minutes away from the villa by car. The nearest is a pretty, rocky cove which is right by a popular restaurant. A ten-minute drive away around Massa Lubrense there are a selection of stunning Blue Flag awarded beaches; whether you are looking for a wild cove or a family friendly beach you will find them all close by.

For more amenities, the town of Massa Lubrense is packed with shops and lovely eateries. You will be spoiled for choice with places to eat and drink and can choose from fine-dining sea view restaurants, charming pizzerias or local farms where you can sample their homemade products such as olive oil and limoncello.

If you wish to explore the area further afield, a twenty-minute drive away is Sorrento which is one of the most popular towns of this region. The postcard worthy old town, filled with winding streets and pastel painted buildings, is a great place to start and offers shade from the midday sun. After, you could explore the shops and bars in the main square or visit the beautiful marina where there are plenty of little family owned tavernas to enjoy a meal with a



view. If you wish to take boat trips to some unmissable destinations such as Ischia, Naples and Capri these depart from Sorrento.

## Facilities

Hairdryer • Walking/Hiking Paths • Watersports • Historical Sites • Tennis Nearby • Cycling • Sailing • Scuba Diving • Boat Trips • Wine Tasting • Fishing • Air-Con • Golf Nearby • Wi-Fi/Internet • Ground Floor Bed & Bath • Beach Nearby • Private Pool • Cots (Cribs) • Chef/Cook Available • Pre-Stocked Fridge Available • Cooking Classes Available • Transfers Available • Babysitting Available • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (280 m²)

### Ground Floor

- Living room with sofas, satellite TV, fireplace and French window leading to garden
- Dining room with large dining table
- Kitchen and dining area, well-equipped including oven, hob, fridge freezer, dishwasher, microwave, moka pot, toaster and kettle
- Bedroom with queen-sized double bed, French window leading to garden and an en-suite bathroom with sink, toilet, bidet and shower
- Bedroom with single bed and en-suite bathroom with sink, toilet, bidet and shower
- Guest WC and laundry area with washing machine, tumble drier, iron and ironing board

### First Floor (up a flight of 19 steps)

- Bedroom with queen-sized double bed, sea-view and an en-suite bathroom with sink, toilet, bidet and shower
- Bedroom with queen-sized double bed and sea-view and connecting living area with double sofa bed and fireplace, bathroom with sink, toilet, bidet, bath with shower.

### Separate Annexe (down flight of steps from pool area)

- Living area with sofa, fireplace and kitchenette with sink, hob and microwave. Doors lead to terrace with sea-view
- Bedroom with queen-sized double bed and an en-suite bathroom with sink, toilet, bidet and shower

## Outside Grounds

- Swimming pool (6.5m x 3m, with hydromassage corner) heated on request. Open approximately April- mid-October. Has hydromassage corner
- Poolside sun loungers
- Large private garden with terraced levels
- Pergola with al-fresco dining area
- Pizza oven/barbecue
- Parking for two cars (via steps from the house)

## Facilities

- Wi-Fi
- Central heating
- Air-conditioning (bedrooms only)
- Satellite TV
- Washing machine
- Tumble drier
- Ironing board and iron





# Location & Local Information

This home is situated in a great location for exploring the Amalfi coast and the nearby islands. The villa is set in a medieval hamlet which has a restaurant and local shop, with further amenities and attractions just ten minutes away by car in Massa Lubrense.

Massa Lubrense is pretty historic town with all of the shops and harbour-side restaurants you could need as well as lovely buildings like the 16th century cathedral. It is also popular with walkers and hikers as many routes start from the town; there are shorter trails for beginners or long trails for the more experienced and all offer fantastic views of the hills and the sea. There are also routes which pass through the hamlet where the villa is located.

It would be a shame to visit the Amalfi coast without making the most of the beautiful beaches. The closest beach to the villa is just a few minutes away by car; while this beach is a small, rocky cove there are plenty of sandy coves and Blue Flag awarded beaches within a twenty-minute drive.

Also a twenty-minute drive from the villa is the wonderful town of Sorrento. Explore its antique shops, galleries, museums, churches and of course there are plenty of places to eat. To experience truly fresh local cuisine head to the harbour and pick up some seafood straight from the boat! Sorrento is also where you board the ferry to take trips to the nearby islands, Positano and even to the city of Naples, just 45 minutes by sea.

The most popular boat trips take passengers from Sorrento to the islands of Capri and Ischia; it takes twenty-five minutes to reach Capri and forty-minutes to reach Ischia. Both islands have a very different feel so it is worth visiting both if you have the time.

Capri is famous for being much-loved by celebrities and it is easy to see why; with high-end restaurants, plenty of designer boutiques and stunning scenery it really is an exceptional place to visit.

Ischia is less flashy than Capri but still beautiful and is famed for its thermal spas which have been created by over one hundred volcanic springs - visitors can enjoy the therapeutic waters and the volcanic mud in many locations on the island. Ischia is also home to many charming traditional restaurants serving local dishes such as rabbit stew, the best of which is found further inland in the small farming villages.

## Local Amenities

Nearest Airport	Naples (60km)
Nearest Town	Massa Lubrense (2.5km)
Nearest Restaurant	(500m)



Nearest Bar/Pub	(2.5km)
Nearest Supermarket	(3km)
Nearest Beach	(rocky cove) (3km)
Nearest Train Station	Sorrento (9km)
Nearest City	Naples (60km)

## What we love

- La Rocchetta is a beautiful, spacious stone home filled with local antiques and set in a historic hamlet with a grocery store and restaurant
- Enjoy the views of the island of Capri and the Gulf of Naples from the first-floor bedrooms, many of the garden terraces and the private pool
- Explore further afield by visiting charming towns such as Massa Lubrense and Sorrento
- Boat trips are available to the stunning islands of Capri and Ischia from the jetty in Sorrento, just a 20-minute drive away

## What you should know...

- This villa can sleep up to eleven guests across four bedrooms in the main house (including a sofa-bed in one of the upstairs bedrooms' lounge) and a separate annexe with a fifth bedroom.
- Air-conditioning is featured in the bedrooms only.
- This charming old home features many steps both inside and out as well as terraced levels in the lovely garden.
- Please note that the use of any external caterers and/or contractors is not permitted.

# Terms & Conditions

- **Security deposit:** €800 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. - 8.00 p.m. Late arrivals, if agreed, will be subject to an extra fee of €50. For arrivals after midnight a late arrival fee of €80 will apply.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** This villa can sleep up to 11 guests across 4 bedrooms in the main house (including a sofa-bed in one of the upstairs bedrooms' lounge) and a separate annexe with a fifth bedroom. 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. Please note that the use of any external caterers and/or contractors is not permitted.
- **Changeover day:** Saturday from mid-May - end-August. Flexible during all other periods.
- **End of stay cleaning available?:** Extra €350 per week, payable locally. Mid-stay cleaning is also mandatory (5 hours per day, 3 days per week) and is subject to an extra fee of €300 per week. 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 from mid-May - end-August. 3 nights during all other periods.
- **Heating costs included?:** Extra €300 per week, payable locally.
- **Pool heating charge?:** Extra €200 per week, payable locally. 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 in cash (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?:** No, extra €8 per person.
- **Pool opening dates?:** The pool is open approximately April to mid-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:** IT063044B4ZZ57A5CF