Torre La Marmora

Region: Umbria **Sleeps:** 8

Overview

Torre La Marmora is a medieval home complete with its own tower which looks down over the remains of the ancient town of Ocriculum, located in Umbria the green heart of Italy.

Sleeping eight people across four bedrooms, this charming home is ideal for a family break in the lush Italian countryside. Torre La Marmora has all the modern amenities you could need such as air-conditioning and Wi-Fi, alongside stunning antiques and even an old millstone once used for producing olive oil. The spacious home oozes character and rustic charm making it a lovely place to enjoy an authentic Umbrian holiday.

Stepping outside of the villa you will find beautiful gardens where you can eat alfresco, enjoying the views of the Tiber valley down to the river. There is also a lovely pool, approximately 100m from the villa, at the lower end of the garden, for your party to cool off on a hot day.

The villa is located in a semi-rural area, yet is set within a charming historic village, meaning you can enjoy walks in the valley and through the local Roman ruins but still have shops and eateries on your doorstep. There are a few restaurants, just minutes from your door as well as a bar, grocery shop and even a museum.

Outside of the village there is lots to see and do nearby; just ten-minutes away by car is one of the best-loved attractions in the area, the Ocriculum Archeological Park, which contains a wealth of Roman ruins including an amphitheatre, baths and monuments.

If you are happy to drive a little further for a day out then make sure to visit the Cascate Delle Marmore; a beautiful waterfall which is actually man made, constructed by early Romans. It takes 40-minutes to drive there from the villa and you can go and simply enjoy the views or try water sports such as kayaking and rafting.

The house is also located around half an hour from the towns Narni and Terni and around an hour's drive from Orvieto and of course Rome, Italy's capital where you can see famous sites such as The Colosseum and The Trevi Fountain!









Facilities

Private Pool • Watersports • Walking/Hiking Paths • Walk to Village • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Working Fireplace/Woodburner • Great Value • Wine Tasting • Recommended • Air-Con • Golf Nearby • Villa • Special Offer • Has Discount • Ideal for Teens • Townhouse/Apartment • Ground Floor Bed & Bath • Heritage

Collection • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Microwave • Wine-Tasting Available

Interior & Grounds

Villa Interior (250 sqm)

Lower Ground Floor (accessed via a steep staircase)

- Dining room with a small kitchen area (oven, dishwasher, kettle, microwave and stove) and an adjoining pantry

Ground Floor

- Hall with staircase leading to first floor and lower ground floor
- Simple bedroom with two single beds and A/C
- Simple bedroom with two single bedsand A/C
- Bathroom with bath, shower and WC

First Floor
- Bedroom with double bed, en-suite bathroom and A/C
- Bedroom with double bed, en-suite bathroom and A/C
- Living room with sofas, TV and fireplace and A/C

Outdoor Grounds (accessed via the kitchen on the lower ground floor)

- Swimming pool (8m x 4m, max depth: 1.2m). Open approximately end-May to beginning-September (approx. 100m from the house)
- Large garden with lawns and established trees
- Shaded pergola with an outdoor dining table
- Sun loungers
- Solar lights

Additional Facilities

- Wi-Fi
- 2 x hammocks
- Cot and highchair (on request)
- Air-conditioning
- Washing machine (in pantry)









Location & Local Information

Torre La Marmora is located in an idyllic hillside village overlooking the Tiber Valley. Though surrounded by rolling Umbrian countryside there are plenty of nearby towns and cities to explore and amenities on your doorstep.

The villa is close to the preserved old town walls which encase the shops, restaurants and winding streets of the village. You will find everything you need in walking distance from the house as well as a number of attractions to visit including a museum, castle ruins, and some beautiful places of worship including a 7th century church.

Just ten minutes away by car is Ocriculum Archaeological Park, which is a great place to visit as a family. Here you will find extensive excavated Roman ruins near to the Flaminia road which is one of the world's first roads and spanned all the way to Rome. This area is nice for a walk or a bike ride as it is leads down to paths along the banks of River Tiber.

There are many lovely towns and villages dotted around the nearby hills: Narni is just 20-minute drive away, the village has a rather unique attraction called Narni Sotteranea which is a recently uncovered underground town with a church covered in 13th century frescoes, a courtroom and a jail cell.

Terni which is 35-minutes away by car is a bustling town, here you will find Roman and medieval architecture sitting side by side with industrial 19th century buildings and modern attractions. The Museum of Modern and Contemporary Art is a popular place to visit when in town. If you want to explore some of the natural beauty spots near Terni then try the lake Lago di Piediluco and Cascate Delle Marmore waterfall - both are stunning.

One more place you won't want to miss is Orvieto. Though 50-minutes away from the villa, it is worth the trip. This small city is perched on top of volcanic rock and is made up of an old town and a new town. Travel by funicular up to the strikingly beautiful old town and enjoy the views from the top of the hill. Orvieto is also well-known for its white wine and there are some lovely bars and restaurants in the squares of the old town where you can sip a glass and unwind.

If you want to visit the capital city of Rome, then you are well-placed to do so as the villa is located close to the border with Lazio. As well as housing the capital, the ancient region has many other sites to explore and many of Italy's most famous pasta dishes can be found in this area!

Many places in Lazio are within easy reach of the villa and Rome itself is just an hour's drive away. It is worth setting off early to make the most of your day in the capital as there is so much to see. Taking part in a walking tour or purchasing a Rome city pass to skip the queues to the top attractions will help you to fit everything in.









Local Amenities

Nearest Airport	**Rome Fiumicino (104km)**

Nearest Airport 2	**Rome Ciampino (85km)**
Nearest Train Station	**Orte (20km)**
Nearest Restaurant	**(200m)**
Nearest Bar/Pub	**(200m)**
Nearest Supermarket	**Hurra (7km)**
Nearest Tennis	**(300m)**
Nearest Golf	**Terni (30km)**
Nearest Town	**Narni (15km)**
Nearest City	**Terni (30km)**

What we love

- Torre La Marmora is a charming home, set in a medieval tower and filled with antiques and period features.
- Enjoy views of ancient Ocriculum and the Tiber Valley from the well-maintained garden and private pool.
- There is a handful of cafés, shops and restaurants just a stone's throw away from the villa. The nearest supermarket is just 7-10km away.
- The house is perfectly located for a rural holiday and visiting sleepy hilltop villages, though you are also just an hour away from Rome if you want a more lively day out.

What you should know...

- Access is via the narrow, steep streets of a medieval hamlet, so a small car is recommended.
- Public parking is available close to the villa on a first-come, first-served basis. Alternatively, guests can use a parking area approximately 200m away or a public car park at the foot of the medieval hamlet, with lift access to the village. All parking options are subject to availability.
- Due to the steep staircase, numerous steps and some preserved old olive oil-making equipment, this property may not be suitable for young children.
- Due to its location in a hilltop medieval hamlet and the fact that it is a historic tower set across three levels, connected by narrow and steep staircases, Torre La Marmora is not recommended for guests with walking difficulties.
- The property is closed during the winter until early May; however, please enquire for availability as bookings may be accepted on request.
- Ground floor bedrooms are modest in size and simply furnished.
- The villa has retained its original character; it still has ancient olive oil-making equipment, with antique furnishings and a traditional décor that reflects its history, making it ideal for guests seeking an authentic historic charm.
- The swimming pool is approximately 100m from the villa, at the lower end of the garden.

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. - 7.00 p.m.

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

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

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

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

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Extra €150, payable locally. 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 €20 per day, payable locally.

- **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.