

Casa Tulipano

Region: Lazio **Sleeps:** 4

Overview

With sun-kissed olive groves and charming little vineries dotting the nearby landscape, Casa Tulipano enjoys a perfect position close to the Tuscany-Lazio border. Facing sprawling greenery with only a handful of other properties in sight, the authentic holiday house is flooded with light from all angles, offering you a getaway to remember.

Split across two floors with an open-plan design, Casa Tulipano houses one double bedroom and one living room with a sofa bed, plus modern fittings and rustic-chic accents throughout. As soon as you enter the property through a couple of stone steps, you can immediately soak up lush countryside views from your private terrace, while also having a clear view of the pool below.

On the ground floor, a cosy living room is conveniently connected to a stylish kitchen. Designed for keen cooks, it's equipped with all the practicalities to make your stay feel like you've never left home. As the day melts into the night, climb the stairs to enter the gallery room highlighted by sloped ceilings and fitted with a large double bed.

The villa's homey interior is counterbalanced by ample outdoor space, inviting guests to truly immerse themselves in the serene backdrop. The blissful suntrap terrace offers plenty of entertainment opportunities – dine al-fresco under the stars or kick back in the lounge area with a glass of wine produced in the very same region. The outdoor pool is fantastically positioned to help you soak up the calm atmosphere as you look over the grubby meadows and inhale fresh Italian air.

On sun-drenched days, pull the windows down and plan a road trip to one of the region's volcanic lakes. Both Lago di Bracciano and Lago Di Vico have crystal-clear water, which is lovely for swimming, sailing as well as fishing while admiring the verdant backdrop.

While the capital city of Rome can be reached within an hour, you are also close to one of the region's ancient towns, Sutri. It's located along the Roman road Cassia which played a crucial role throughout history as it connected Rome with Tuscany. Whether it's the plethora of Italian trattorias and hidden bars or the ancient Necropolis carved into the tuff, the city's timeless beauty has secured it an award as one of the most alluring places in Italy.

Facilities

Golf Nearby • Villa • Coffee Machine • Historical Sites • Walking/Hiking Paths • Wi-Fi/Internet • Air-Con • Cots (Cribs) • Great Value • Quirky (Unique) • Rural Location • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Satellite TV • High



Interior & Grounds

Villa Interior (60m2)

Ground Floor

- Open plan living/dining room with double sofa bed, TV and doors leading outside to the terrace
- Open-plan kitchen with oven, dishwasher, gas hob, toaster, freezer, electric coffee machine and breakfast bar for 2 guests
- Guest WC

First Floor

- Open gallery with sloping ceilings and double bed
- Bathroom with WC, shower and bidet

Outside Grounds

- Private pool
- Shaded area with sun loungers
- Outdoor terrace (45m2) with a dining table, chairs and a shaded lounge area with lounge furniture
- Electric gate
- Parking
- Barbecue

Facilities

- Wi-Fi
- Electric heating
- Air-conditioning
- TV



Location & Local Information

Only a short drive from the nearest town, Casa Tulipano is set in Italy's rural farmland, benefiting from cinematic views over luscious greenery and hillsides.

After a stroll through its quiet fields, end your walk on the terrace of the nearest bar-meets-restaurant serving delicious pizza, charcuterie boards and glasses of local wine located only a 10-minute walk away. The local supermarket stocked with fresh produce and quintessential Italian products is also a walking distance from the property for those who wish to prepare delicious meals from scratch.

If getting lost in nature and lounging by the pool gets repetitive, the centre of Sutri is a short drive away and serves as a grand reminder of the region's noble history. Being located on the top of a tuff hill, it's the ideal vantage point to soak up breathtaking views over the local regional park which covers an area of seven hectares. History lovers will love walking around its mediaeval old town and admiring centuries-old buildings such as the Clock Tower and the city's symbol – Santa Maria Assunta Cathedral. An elliptical Roman Amphitheatre once used to host events with up to 7000 people and a stunning villa with a Renaissance-style labyrinth, Villa Savorelli, are also located in close proximity from the town centre. Flowers sprout up crumbling walls of little pizzerias and traditional trattorias where friendly staff invite you to grab an Aperol Spritz at their sun-soaked terraces.

When the heat gets unbearable, a picturesque drive to one of the region's volcanic lakes allows you to embrace a slower pace of life. Lago Di Bracciano is the second largest lake in the region and has a drinking water reservoir for the city of Rome, while Lago Di Vico was allegedly created by Hercules. Both blessed with crystal-clear water and pretty landscapes, their cool blue waters are framed by the crumbling charm of rural Italy. Perfect for both exploring and relaxing, the diverse ecosystem ensures that everyone can happily find their own niches in the sprawl.

Although there's so much inland beauty to be discovered in this stunning region, those who long for some fresh saltwater breeze won't be disappointed either. Santa Severa beach is 45km away, blessed with oat-hued sand and a grand historic castle towering above.

Keen travellers and history enthusiasts alike will be pleased to find out that Rome's ancient remains can be reached in just one hour by car, encapsulating the best of Italy's culture in one place.

Local Amenities

Nearest Airport	Leonardo da Vinci International Airport (77km)
Nearest Town	Sutri (3km)
Nearest Supermarket	(2km)



Nearest Restaurant	(3km)
Nearest Golf	Golf Nazionale (7km)
Sightseeing	Lago di Bracciano (13km)
Nearest Train Station	Capranica Sutri (9km)
Nearest City	Viterbo (30km)

What we love

- Your secluded pool is enveloped by lush greenery and inspiring views of surrounding countryside terrains
- You can purchase delicious local farm products on site - perfect for cooking up a feast in the evenings
- The 18-hole golf course at Terre dei Consoli Golf Club is a 10-minute drive away for keen golf enthusiasts
- The stunning town Sutri with its famed Roman amphitheatre is virtually at your doorstep

What you should know...

- While you're sure to enjoy your own space for relaxation, please note that another property is also situated on the same grounds.
- Please be aware that the steps leading up to the villa might not be suitable for some guests.
- The beautiful gallery-style bedroom has sloping ceilings.
- Due to the property's uninterrupted, rural setting, hiring a car is highly recommended to best enjoy the benefits of the area and its surroundings
- 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.

Terms & Conditions

- **Security deposit:** €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** Between 4.00 p.m. and 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:** 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.
- **Changeover day:** Saturday from mid-May to mid-September. 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 from mid-May to mid-September. 5 nights during all other periods.
- **Tax:** Italian Visitors Tax payable locally in cash (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?:** No.
- **Property Licence Number:** CIN: IT056049B5B0XKDC8M