

# Palazzo di Varignana - Rio Rosso

**Region:** Emilia-Romagna   **Sleeps:** 8

## Overview

Rio Rosso belongs to a cluster of five properties nestled in a far-stretching private estate of northern Italy's Emilia-Romagna region. Featuring a magnificent setting, luxury facilities and close proximity to many ancient cities, it's the perfect place to discover the best of Italian history and culture.

A magical walk through an aromatic botanical nirvana placed inside the estate's vegetable garden full of fragrant citrus trees, centuries-old oaks and luscious bushes ends with a view of the rustic Rio Rosso. The characterful residence exudes a sense of serenity thanks to its original features such as wooden window shutters and iron juliet balconies, but wait until you step inside.

The interior carries the same sense of magic – it's the terracotta ceilings, stone walls and classic wood panelling that create the ideal backdrop for unique Italian antiques and classic furnishings scattered across the living spaces and bedrooms. Equipped with king size beds and en-suite bathrooms, each of the four bedrooms has been tastefully finished with objects of careful research, while two bedrooms also have a small living area for further privacy.

Peaceful and quiet thanks to the idyllic surroundings, the outside area benefits from a south-west-facing arbour where guests can enjoy their morning coffee or afternoon aperitif before hitting the snooze button and relaxing on a blanket in the neatly manicured grass. As the sun sets, the hydromassage hot tub with calming lighting effects is all you need to unwind after a long day.

The estate's facilities are only a few moments away, and include four restaurants serving traditional Italian fare, a private spa as well as cutting-edge gym and courts for keen sports enthusiasts.

Step into a realm of unparalleled of well-being with this retreat-in-villa experience. Immerse yourself in exclusive Health & Wellness Retreats, crafted around a transformative philosophy. Have a 3 to 7 night retreat, to enjoy a holistic journey to unlock your fullest psycho-physical potential. Revel in the unique fusion of diverse goals under a unified scientific approach, making your time at the villa an exquisite journey of indulgence and transformation.

In just 5 minutes by car, you can be strolling around the closest village which boasts local amenities and a couple of family-owned trattorias. Apart from being a culinary oasis, the region is also well known for its thermal baths, and the closest spa is located in the city of Castel San Pietro Terme, only a 10-minute drive away.

Alternatively, enjoy the hustle and bustle of Emilia-Romagna's capital city Bologna, only a 30-minute drive away. Stroll around its ample plaza lined with



arched colonnades and admire its Renaissance buildings before tucking into a generous plate of fresh egg pasta – a local delicacy.

## Facilities

Fishing • Walking/Hiking Paths • Horse Riding • Historical Sites • Tennis Nearby • Cycling • Hairdryer • Wellness • Wine Tasting • Recommended • Air-Con • Golf Nearby • Wi-Fi/Internet • Ground Floor Bed & Bath • Weddings • Onsite Restaurants • Excursions Available • Maid Service Included • Dry Hire Option • Marquee Hire Permitted • Has Discount • Special Offer • Lift • Cots (Cribs) • Chef/Cook Available • Outdoor Ceremony • Allow Fireworks • Indoor Reception Available • Pre-Stocked Fridge Available • Spa Treatments Available • On-Site Concierge • Butler Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Walk to Restaurant • <1hr to Airport • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (230m2)

### Ground Floor

- Kitchen with a fridge, freezer, oven, hob, dishwasher, toaster, kettle (upon request), coffee machine, dining table and chairs
- Living area with sofas and TV
- Suite with a king size bed, living room, kitchen corner, balcony, indoor exercise bike and en-suite bathroom with shower and WC
- Wardrobe room
- Separate bathroom
- Lift to the first floor
- Laundry room

### First Floor

- Two bedrooms with king size beds, each with en-suite bathrooms with shower and WC
- Bedroom with a king size bed, living room, en-suite bathroom with shower and WC and private access to the terrace

### Outside Grounds

- Garden (800m2)
- Outdoor heated hydromassage hot tub
- Shaded arbour with lounge furniture
- Parking

### Facilities

- Wi-Fi
- Air-conditioning
- HD TVs with Sky
- Safe
- Lift
- Hair dryer
- Indoor exercise bike
- Iron and ironing board (upon request)





## Location & Local Information

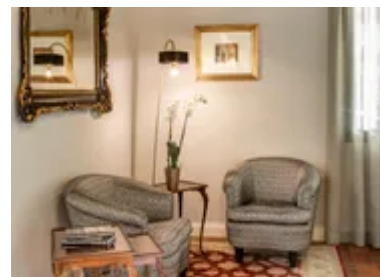
Benefiting from a convenient location, Rio Rosso offers the optimal base for exploring Emilia-Romagna, as well as the surrounding landscape.

The property is nestled in a peaceful estate with a restored 18th-century villa, allowing guests to enjoy first-class facilities and sprawling nature all at once. Open the front door to immerse yourself in the pungent Hortus Conclusus botanical garden designed by famous Italian architect Antonio Perazzi, full of low walls, terraces, water fountains and blooming botanicals. On a sunny day, you can follow one of the walking trails available in the private park or rent bikes to scout the territory even faster.

For more restaurants and local amenities, head to the closest village, based only a 5-minute drive away. The area is full of picturesque spots and open plains, with the famous thermal city Castel San Pietro Terme being only 10 minutes' drive away. Featuring a fantastic spa facility with healing water from the Fegatella Spring, it's also home to many restaurants, wineries and cafés serving delicious local dishes and wine from neighbouring vineyards. Just over 20 minutes' drive away, the mediaeval village of Dozza looks like an open-air museum and boasts an ancient Sforza fortress alongside artistic murals decorating the city.

The closest city of Bologna can be reached in 30 minutes, and is known for its two leaning mediaeval towers, as well as a plethora of museums, galleries and friendly eateries. Travel a bit further to discover more gastronomy in Modena, famous for its balsamic vinegar and home to one of the 50 best Michelin-star restaurants in the world.

Thanks to the sparkling Adriatic Sea being within close reach, escaping the summertime heat is easier than you think. Known for its seaside resorts such as Marina di Ravenna, Cesenatico and Rimini, it has all the things you could possibly dream of – think palm tree-lined promenades, never-ending strips of sand, seafood terrace bars and everything in between.



Exploring doesn't end here though. The Tuscan gem Florence and world-renowned Venice can be both reached in two hours by car, and are full of breathtaking architecture, cobbled alleyways and romantic corners waiting to be discovered.

Directly south from Florence, you can find the city of Siena, boasting historic landmarks such as the breathtaking Duomo di Siena, popular square Piazza del Campo and Piccolomini Library filled with Pinturicchio frescoes.

### Local Amenities

|                       |                                   |
|-----------------------|-----------------------------------|
| Nearest Airport       | Bologna<br>(29km)                 |
| Nearest Airport 2     | Florence<br>(124km)               |
| Nearest Bar/Pub       | On the estate<br>(Less than 1km)  |
| Nearest Beach         | Ravenna<br>(74km)                 |
| Nearest Golf          | (Within the resort)               |
| Nearest Restaurant    | On the estate<br>(Less than 1km)  |
| Nearest Supermarket   | Osteria Grande<br>(5km)           |
| Nearest Tennis        | On the estate<br>(Less than 1km)  |
| Nearest Town/City     | Bologna<br>(19km)                 |
| Nearest Train Station | Bologna (large station)<br>(25km) |
| Nearest Village       | Osteria Grande<br>(5km)           |

## What we love

- The villa is situated within a sprawling private estate filled with olive groves, vineyards and stunning collection of oak trees
- The indoor lift makes the first floor accessible to all guests
- The villa can be reached by crossing a lush garden full of aromatic botanicals, creating a truly charming experience
- Take a glimpse of historical palaces such as the pre-Romanesque crypt of the Church of San Lorenzo from the private terrace as you sip your morning coffee
- The ancient buildings and gondola tours of Venice are only 2 hours away by car

## What you should know...

- Please note that the use of any of the resort facilities e.g. restaurants, spa and sporting activities is at an extra cost, payable locally.
- For larger parties it is possible to rent sister properties Amagioia (<https://www.oliverstravels.com/italy/emilia-romagna/Palazzo-di-Varignana---Amagioia/>) (sleeps 11), Hamamelis (<https://www.oliverstravels.com/italy/emilia-romagna/hamamelis/>) (sleeps 10), Colombara (<https://www.oliverstravels.com/italy/emilia-romagna/Palazzo-di-Varignana---Colombara/>) (sleeps 12), Pergola (<https://www.oliverstravels.com/italy/emilia-romagna/Palazzo-di-Varignana---Pergola/>) (sleeps 10-12) or Villa Santa Maria Maddalena 1366 (<https://www.oliverstravels.com/italy/emilia-romagna/Palazzo-di-Varignana---Villa-Santa-Maria-Maddalena-1366/>) (sleeps 10) on the same estate - please follow links for more information.
- 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.
- Hiring a car is highly recommended to discover the region's ancient cities and rolling countryside.

# Terms & Conditions

- **Security deposit:** €900 in cash or charged to client's credit card by the owner upon arrival and refunded up to 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:** 11.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Small to medium sized pets welcome on request only and with prior agreement with the owner. If accepted, a pet supplement of €30 per pet per day will apply (payable locally).
- **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. Please note that the use of any of the resort facilities e.g. restaurants, spa and sporting activities is at an extra cost, payable locally. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- **Changeover day:** Flexible.
- **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:** 4 nights during approximately June to October. 1 - 3 nights during all other periods. Please enquire for specific details.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, changed daily.
- **Property Licence Number:** CIN: IT037020B4COQ9EQQ2