

# Casa Raffaello

Region: Umbria Sleeps: 8

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## Overview

Sitting below an ancient hilltop castle, surrounded by chestnut woods and green hills you will find Casa Raffaello. This stunning Umbrian home is an idyllic base for your Italian escape with family or friends.

The villa is a traditional style stone house, filled with quality antique furnishings, local materials such as the terracotta tiles and plenty of character. When you step inside you will enter an open-plan room which is the heart of the home, encompassing the kitchen, dining and living areas. Here a fully-fitted kitchen opens out on to a spacious living and dining room with comfy sofas, a feature fireplace and large dining tables, ideal for special evening meals. Aside from this main room you will find a family bathroom and a bedroom with bunk beds on this floor.

Looking out on the double-height living space there is a mezzanine level accessed by an iron staircase. Up on this level there is a seating area which would be a cosy spot to enjoy a good book. There is also a bathroom upstairs and three lovely double bedrooms with views over the garden and surrounding countryside.

The garden is a wonderful feature of this home where you can spend the days taking a dip in the private pool or sunbathing in the landscaped grounds. Wherever you look you will be enveloped by breathtaking rural views.

When you wish to go out for something to eat or to pick up some groceries, then the closest village San Leo Bastia is a mere 4km drive away and there is a bigger selection of shops and eateries in Umbertide which is 21km away. Umbertide is also a great place to pass an afternoon wandering around the historic streets where you can visit the museum, gallery and fascinating octagonal church.



Make sure to spend the day in Città di Castello which is a thriving city just 24km from the villa. The city sits within Renaissance walls but its history spans all the way from the pre-historic period, you will see this heritage reflected in the diverse mix of architecture. Wander around the cobbled, winding streets which open out on to palace-lined piazzas such as Piazza Gabriotti where you can have lunch at a quaint street-side café. Città di Castello has lots of restaurants and shops as well as museums, galleries and medieval churches to explore.

There are plenty of other places you can visit while on holiday in this fabulous region, including the beaches of Lake Trasimeno which is 25km away, the vineyards of Montepulciano which are 55km away and the art city of Perugia which is 41km away.

## Facilities

Cycling • Historical Sites • Walking/Hiking Paths • Ideal for Kids • Air-Con • Wine Tasting • Private Pool • Cots (Cribs) • Great Value • Ideal for Teens • Maid Service Available • Pets on Request • Chef/Cook Available • Ground Floor Bed & Bath • <1hr to Airport • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Smart TV • Heating • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interior (220sqm)

### Ground Floor

- Open-plan room with living area with sofas, TV and fireplace, dining tables and fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, coffee machine, kettle and blender
- Bedroom with bunkbeds
- Bathroom with shower, sink, bidet and WC

### Mezzanine Level

- Seating area
- Bedroom with double sized canopy bed and doors on to terrace
- 2 x bedrooms with double sized bed
- Bathroom with shower, sink, bidet and WC
- Balcony

## Outside Grounds (2300sqm)

- Swimming pool (12m x 6m, depth: 1.4m), open approximately May to end-September
- Large fenced garden
- Covered patio with dining table
- Sun loungers
- Barbecue and wood fired oven
- Parking spaces

## Facilities

- Wi-Fi
- Air-conditioning (featured in the bedrooms and living room only)
- Heating
- HD-TV with streaming services
- Washing machine
- Dryer
- Iron and ironing board
- Hairdryers



## Location & Local Information

Located in lush, unspoilt countryside and yet within easy reach of some incredible historic villages and towns, Casa Raffaello is an amazing place for a holiday on the border of Umbria and Tuscany.

The landscape around the home is dotted with lots of walking routes which are perfect for switching off and getting back to nature. If you have a keen golfer in your party then you can also enjoy the great outdoors with a visit to Antognolla Golf estate which is 35km away. This vast estate has an 18-hole golf course, tennis courts, cycling and walking trails. If all of this sounds too active then why not visit the on-site spa for a massage or a beauty treatment instead and tuck in to a meal at the restaurant housed in a former castle.

Another nearby nature spot is Lake Trasimeno which is 25km away. Here you can take boat trips to the little lake islands, swim in the clear waters or just sunbathe on the lake side beaches!

When you wish to go out for a morning coffee or pick up some groceries then the village of San Leo Bastia is just 4km and has a few handy shops and eateries. There is also the larger town of Umbertide which is 21km from the villa. This riverside town has a fortress, museum, gallery, some gorgeous churches and an array of shops and restaurants. Umbertide also hosts a number of festivals throughout the year such as rock music, food and film festivals.

Città di Castello 24km away is must-see city. This beautiful place is full of an eclectic mix of medieval, Renaissance, Baroque and also modern buildings and is a lovely city to explore on foot. Inside the centuries old walls you can find former palaces, an 11th century bell tower, a 1000 year old cathedral, countless shops and restaurants, bustling markets, museums and galleries. Fans of the artist Alberto Burri will love this city as this was his home, when here you can see collections of his works and visit his house.

While in the area it would be a shame to miss Umbria's



capital Perugia which is around 40km away. The city looks like something straight from a postcard and is packed with cultural attractions. Make sure to visit the impressive 13th-century palace the Palazzo dei Priori and arrive early to make your way around the vast National Gallery. The maze-like streets are a joy to wander around as you pop in and out of little artisan shops and cafes. After a day of exploring why not enjoy your evening meal on one of the main squares such as the Piazza IV Novembre as you soak in the atmosphere and sample a glass of local wine.

## Local Amenities

Nearest Airport	<b>Perugia (56km)</b>
Nearest Airport 2	<b>Ancona (142km)</b>
Nearest Village	<b>San Leo Bastia (4km)</b>
Nearest Restaurant	<b>San Leo Bastia (4km)</b>
Nearest Bar/Pub	<b>San Leo Bastia (4km)</b>
Nearest Supermarket	<b>San Leo Bastia (4km)</b>
Nearest Beach	<b>Lake Trasimeno (40km)</b>
Nearest Golf	<b>Antognolla Golf Estate (35km)</b>
Nearest Tennis	<b>Tennis Club Seven (27km)</b>
Nearest Train Station	<b>Città di Castello (15km)</b>

## What we love

- This four-bedroom Umbrian home is situated amidst woodlands and rolling hills, close to the Tuscan border
- Up to 8 guests can stay at Casa Raffaello in comfort surrounded by antique furnishings and traditional local materials
- Enjoy a dip in the private pool as you take in stunning rural views, you can even spot an ancient castle from the garden
- You will find amenities in San Leo Bastia which is 4km away, the town of Umbertide is 21 km away and the bustling city of Città di Castello is 24km away

## What you should know...

- In order to explore more of Umbria and nearby Tuscany, guests are advised to bring a car. There are parking spaces available.
- One of the lovely bedrooms contains bunk-beds and is on the ground floor, this may be suited to older children or those who do not mind being on a separate floor to the rest of the group.
- Younger children will need to be supervised when using the open-tread staircase to reach the mezzanine level.
- Please note that air conditioning is only featured in the bedrooms and living room.

# Terms & Conditions

- **Security deposit:** €500 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:** 3.00 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?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. A cot and highchair are available on request. Please note that air conditioning is only featured in the bedrooms and living room. 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 home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday or Sunday approximately July and August. Flexible during all other periods.
- **End of stay cleaning available?:** Extra €250, payable locally in cash. 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?:** Yes.
- **Minimum stay:** 7 nights approximately July to end-August. 4 and 5 nights during all other periods.
- **Heating costs included?:** Yes.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** No.
- **Pool opening dates?:** The pool is open approximately May 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.