

Casale I Platani

Region: Lazio **Sleeps:** 14

Overview

Casale I Platani is a lovingly restored farmhouse located in the Lazio countryside. The villa is set within a 2000m² vast garden enveloped by a stunning rural landscape. Spanning two independent floors, it has five bedrooms, two additional attached rooms, four bathrooms, and can accommodate up to 14 guests.

This original farm building has been furnished and decorated in a cosy and welcoming manner. It is full of character, which can be seen in the exposed stone, open fireplaces, and wooden beams. The main living room is on the ground floor, an open-plan room with comfy sofas gathered around the fireplace and a large dining table; the home boasts two additional living rooms. One of which can transform into a home cinema with surround sound and a Sony projector. There is a farm-style kitchen and a kitchenette that offer all the necessary appliances.

The villa is suitable for a larger family or a group of friends as there are five bedrooms you can choose from. A double bedroom is located on the first floor and accessed separately, making it ideal for grandparents or a couple looking for a little more privacy. The other bedrooms are located on the ground floor: one more double bedroom is available, plus three rooms which can be set up as twin or double rooms.

Encircling the house there is a large and lush garden with tall trees, lawned areas and beds filled with native herbs and flowers. You are sure to want to spend lots of time outdoors dining al-fresco, swimming in the private pool or gazing up at the stars from the hot tub in the evening.

The villa also embraces sustainability, operating entirely on self-produced energy from a rooftop solar system. An electric car charging station is available upon request. Outdoors, the private pool and firewood-heated jacuzzi promise unforgettable moments.

The land around the home lends itself to walking, hiking, bike riding and exploring on horseback. There is plenty of wide-open space where you can get in touch with nature and soak in the sunshine and amazing views.

Though the home is rurally located, there are a few eateries dotted around the nearby hills, so you do not have to travel far to dine out. You can also discover a range of shops, cafes and restaurants 7km away in the village of Marta. Marta is a pretty village close to the shores of Lake Bolsena. Hailing from the medieval era, you can wander the winding historic streets, shop for locally produced goods and dine al-fresco in the lively village square. From the village, you may also head out on lakeside walks or even take a boat onto the water. It is a lovely place to visit, especially during feast days and festivals such as La Barabbata when processions and parties fill the streets.



Facilities

Washing Machine • Villa • Ground Floor Bed & Bath • Wi-Fi/Internet • Coffee Machine • Hairdryer • Wine Tasting • Eco Friendly (Sustainable) • Cycling • TV • Historical Sites • Walking/Hiking Paths • Chef/Cook Available • Rural Location • Indoor Games • Maid Service Available • Cots (Cribs) • Private Pool • DVD • Board games • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Dishwasher • Electric Car Charger • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interior (300m2)

The villa has two independent floors, that are not internally connected.

Ground Floor

- Open-plan living space with sofas, projector, fireplace, bookshelves and dining table
- Farmhouse style kitchen with door to the garden, breakfast table, oven, hob, dishwasher, fridge freezer, juicer, kettle, coffee machine, pasta maker and meat slicer
- Sitting room with fireplace, TV and sofas
- Bedroom with double that can be set as twins and one double bed placed in the mezzanine.
- 3 x bedrooms with double beds (can be made into twin beds)
- Bathroom with shower, sink, bidet and WC
- 2 x bathrooms with bath tub, shower attachment, sink, bidet and WC

First Floor

- Bedroom with double bed
- Living space with sofa bed, TV and fireplace
- Bathroom with shower, sink, bidet and WC

Outside Grounds (2000m2)

- Private swimming pool (10m x 5m, depth: 2m) with a separate small woodfired hot tub
- Expansive garden with lawns and established trees
- Poolside sun loungers and umbrellas
- Al-fresco dining terrace
- Covered pergola with picnic tables
- Outdoor sofas
- Hammocks
- Barbecue
- Parking

Additional Facilities

- Wi-Fi
- Sony cinema projector
- TV with streaming services
- Dolby sound system
- Xbox
- Iron and ironing board
- Board games



Location & Local Information

Casale I Platani is set amidst beautiful farmland and olive groves in rural Lazio which is a brilliant base for a holiday. Close by you will find neighbouring Tuscany and Umbria, stunning natural attractions and historic villages to explore.

Though the home is located in the countryside, you do not have to travel very far to find a wide range of shops, cafes, and restaurants. Some restaurants are dotted around the hills within a few kilometres of the home, and there are plenty more in the village of Marta, which is 7km away.

Set on the shores of Lake Bolsena, Marta is a wonderful place to visit for lunch or to wander the pretty, medieval streets shopping for local handicrafts in the quaint shops. History lovers will enjoy looking around the ancient churches and the clock tower built on the remains of the fortress which once defended the area. From here you can also visit some of the lovely lakeside beaches, participate in a vast water sports programme or book a boat trip.

A popular boat trip is to visit the small island of Isola Bisentina, which is in the centre of the lake. The island has a rich history and has been a refuge for popes and a place of pilgrimage. today, you can walk around the island, looking out for the seven historic chapels and taking in the amazing views.

Local Amenities

Nearest Airport	Leonardo da Vinci International Airport (127 km)
Nearest Airport 2	Grosseto Airport (120 km)
Nearest Village	Marta (5 km)
Nearest Town/City	Viterbo (22 km)
Nearest Restaurant	Marta (5 km)
Nearest Bar/Pub	Marta (5 km)
Nearest Supermarket	Conad (5 km)



What we love

- Casale I Platani is a traditional farmhouse which has been carefully restored by the owners.
- There is lots of space to stay with friends or family at the villa as there are three living rooms, five bedrooms and a vast garden.
- Take a dip in the swimming pool or unwind in the woodfired hot tub while taking in the staggering views of the surrounding countryside.
- The home is rurally situated but not isolated; the amazing Lake Bolsena and the village of Marta are just 7km away.
- Watch a movie or your favourite series in the living room, where the projector and a three-meter screen will make you feel at the cinema.

What you should know...

- The villa offers flexible sleeping accommodation; three of the bedrooms can be set up as twin or double rooms and there are an additional sofa bed if you require it, bringing total capacity to 14 guests.
- One of the double bedrooms is located on the first floor and is accessed externally which is perfect for those wishing for a bit of privacy.
- This villa is furnished in a simple, rustic style typical of farmhouses in the region but well furnished and decorated with some great Italian painters' works.
- The home is powered by rooftop solar panels and also boasts an electric car charging port making it environmentally friendly.
- Casale I Platani is set in the hills of Lazio at a crossroads between Tuscany and Umbria. To explore this stunning area guests should hire a car, there are parking spaces available in the grounds.

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:** 5.00 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. Late check out may be possible on request upon availability at extra cost. Please enquire for further details.
- **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. One double sofa bed is available if you require it, bringing total capacity to 14 guests. Please enquire for more details. Electric car charging on request. Extra cost may apply 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:** Flexible.
- **End of stay cleaning available?:** No. €150 , payable locally. This is for a standard changeover clean. 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:** 2 nights, except July and August (4 nights).
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Hot tub heating included. Please note that water temperature is reliant on weather and outside temperatures.
- **Tax:** Italian Visitors Tax is included.
- **Pool towels included?:** No, €5 each, payable locally.
- **Pool opening dates?:** 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:** CIR: 056059-LOC-00068 CIN: IT056059C2DLS8575U