

# Casa Ottone

**Region:** Lazio   **Sleeps:** 10

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## Overview

Situated in the phenomenal Lazian countryside, this stunning villa is the perfect escape for the entire family. Make the most of the fabulous facilities available and head for a game of paddle on the paddle court or unwind in the amazing spa. Casa Ottone offers everything you need for the perfect holiday.

Recently built in 2021, this property is sure to impress with its wide range of modern facilities, including five bedrooms, five bathrooms, a fully equipped kitchen, a spa including a sauna, steam bath and jacuzzi, a gym and even a piano. However, it still maintains a traditional exterior with its charming farmhouse style, offering the ideal blend of old and new.

It's not just the villa's interiors which are sure to take your breath away. In the outdoor area, you will be treated to a paddle court, a ping pong table, a barbecue, a large pool and a sizeable garden area with olive groves offering a panorama of the unbelievable surrounding scenery. Relax by taking a dip in the inviting pool or indulging in a glass of wine on the garden terrace as you enjoy the tremendous views.

Casa Ottone is situated in a wonderful part of Italy, located in the Lazio region and right beside the border with Tuscany. This provides villa guests with the ideal base for exploring central Italy. From mountains to lakes to historic towns and cities, you can truly experience the best of what Italy has to offer in this area.

Close by, you can head to a wine tasting in one of the many surrounding vineyards or embark on one of the numerous fantastic hikes nearby. Moreover, you can reach the idyllic town of San Casciano dei Bagni in just 20 minutes by car. This town is home to thermal springs and baths, terrific food, gorgeous architecture and surrounding countryside.

Further afield, be sure to take advantage of the beautiful cities of Perugia and Siena, just an hour and 30 minutes drive away from the villa. You can even reach the extraordinary cities of Rome and Florence in 2 hours by car. The location of Casa Ottone truly could not be better.

## Facilities

Washing Machine • Hairdryer • Cycling • Historical Sites • Horse Riding • Spa/Massage • Walking/Hiking Paths • Wellness • Coffee Machine • Wine Tasting • Ground Floor Bed & Bath • Wi-Fi/Internet • Laptop Friendly Workspace • Chef/Cook Available • Table Tennis • Rural Location • Great Value • Maid Service Available • Cots (Cribs) • Gym/Fitness Room • Private Pool • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Board games • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub •



Dishwasher • Microwave • All Bedrooms En-Suite • Smart TV •  
Sauna/Steam • Working Fireplace/Woodburner • High Chair(s) • Parking  
Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist  
Towns & Villages

# Interior & Grounds

## Villa Interior

### Ground Floor

- Living area with fireplace, piano and dining room
- 1 x bedroom with double bed and ensuite bathroom with a shower, WC and bidet
- Fully equipped kitchen with dishwasher, oven, kettle, toaster, microwave, Nespresso coffee maker, Italian induction moka, fridge and freezer
- Guest WC with bidet

### First Floor

- 2 x bedrooms with double beds and ensuite bathrooms with showers, WCs and bidets
- Bedroom with double bed and ensuite bathroom with shower, WC, bidet and whirlpool bath
- Bedroom with twin beds, attached office area and ensuite bathroom with shower, WC and bidet

### Lower Ground Floor

- Spa (100m2) with jacuzzi tub, sauna, Turkish steam bath, gym, emotional shower, relax room with beds and bathroom with a shower, WC and bidet

## Outside Grounds

- Private heated pool (12m x 5m, max depth:1.35m), open from approximately mid-May to end-September
- Sun loungers and sun cover
- Covered terrace
- Garden (7000 m2) with olive grove
- Paddle court with four rackets and balls
- Barbecue
- Ping pong table
- Parking

## Facilities

- WiFi
- Air-conditioning (available in 2025)
- 6 x Smart TVs
- Fans
- Fireplace
- Hairdryer
- Iron and Ironing Board
- Bathrobes (available for rent for use in the spa)





# Location & Local Information

Situated in the stunning Lazian countryside, this property offers a picturesque location. The villa benefits from ample nature spots and wineries nearby to visit. The closest winery offering tastings is just a 30-minute drive from Casa Ottone. Additionally, you have a supermarket and a 5-star restaurant with incredible views under 20 minutes' drive away.

You also have the spectacular Riserva Naturale Monte Rufeno, only 30 minutes away by car. Here you can embark on some excellent hikes whilst you admire the outstanding natural scenery. In addition, you can take part in the unmissable experience of truffle hunting in the forest area of Monte Rufeno. What's more, the largest lake in Northern Lazio, Lago di Bolsena, is a 45-minute drive from the villa. You can hire boats at this great lake, do various watersports, and enjoy the impressive scenery.

Moreover, Casa Ottone is an ideal base to explore not just Lazio but also the exceptional regions of Tuscany and Umbria. You have an abundance of charming towns and villages close by that are worth a trip.

For example, the remarkable Tuscan village of San Casciano dei Bagni is just a 20-minute drive away. This village is famous for its thermal baths that have brought in many visitors for decades as the waters are said to contain healing properties. Additionally, some spots not to be missed here are the Palazzo dell'Arcipretura and the Oratorio di Sant'Antonio. Make sure to visit the magical UNESCO World Heritage Site of Civita di Bagnoregio, 50 minutes away by car. However, please be aware that this village does charge tourists a small entry fee.

Further afield, you can reach the amazing cities of Siena and Perugia. The Umbrian capital of Perugia is an hour and a half drive away from the property and a must-see. It is well known for its delicious chocolate and mediaeval architecture. The Tuscan city of Siena is an hour and 30 minutes away from the villa by car. Also famous for its mediaeval architecture, cuisine, art and museums.



## Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (82km)
Nearest Airport 2	Leonardo da Vinci International Airport (168km)
Nearest Village	Trevinano (5km)
Nearest Restaurant	Trevinano (5km)
Nearest Supermarket	Acquapendente (13km)



Nearest Town	San Casciano dei Bagni (14km)
Nearest City	Perugia (72km)

## What we love

- Be amazed by the sensational views and gorgeous surroundings at this villa.
- Equipped with several magnificent facilities, including a gym, spa, paddle court, ping pong table and piano.
- Offering a modern take on the classic Italian farmhouse.
- This villa provides a great base for exploring central Italy.

## What you should know...

- Due to this property's stunning rural location, a car is necessary.
- Please note that 2 additional guests can be accommodated on extra beds in the office area or double room on the first floor at an additional cost. Please enquire for more details.

# Terms & Conditions

- **Security deposit:** €300 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:** 4.00 -7:00 p.m. Check-in outside this time is subject to an extra cost. If agreed €50 will be payable locally (remote check-in). Please enquire for more details.
- **Departure time:** By 10.00 a.m.
- **Energy costs included?:** Yes, except for air-conditioning at extra cost of €490 per week, charged pro rata for short stays, payable locally in cash.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 will apply (payable locally in cash). Maximum 2 pets.
- **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. Please note that 2 additional guests can be accommodated on extra beds in the office area or double room on the first floor at an additional cost. Please enquire for more details.
- **Changeover day:** Saturday in July August and September. Flexible all other periods except on Sundays. Neither check-in nor check-out on 25th December, 26th December, 31st December.
- **End of stay cleaning available?:** No. €200, payable locally in cash upon arrival. 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.
- **Other 2:** Cots are available at an extra cost of €50 per piece, payable locally in cash. Highchair is free of charge.
- **Other 3:** Please note home security devices may be installed at the villa, please enquire for further information.
- **Minimum stay:** A minimum stay of 7 nights applies in July, August, and September; 5 nights during all other periods, except for Christmas and New Year's, when a 4-night stay is allowed.
- **Heating costs included?:** Extra cost of approximately €70 per day, payable locally (please enquire for exact amount).
- **Pool heating charge?:** Yes. Approximately €250 per week (maximum temperature is 25° C), to be requested at least 24 hours in advance, paid in cash locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Italian Visitors Tax is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open from approximately mid-May to end-September. It can be opened outside of these dates at an extra cost. 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:** IT056001B5SPBA9XNM