

# Ciaramicola

**Region:** Umbria   **Sleeps:** 28

## Overview

Ciaramicola is a beautifully restored Umbrian farmhouse nestled between Tuscany and Umbria, ideal for large families or groups of friends seeking a countryside retreat. Sleeping up to 28 guests, the villa is divided into five separate apartments, each with its own kitchen and living area, allowing guests to enjoy privacy while still sharing communal spaces.

The interiors reflect traditional Umbrian charm, with exposed wooden beams, terracotta floors, and stone walls, complemented by modern comforts such as air conditioning, Wi-Fi, and coffee machines. The property is also powered by renewable energy, making it a sustainable holiday choice.

Guests can gather in the spacious common area with a large dining table seating up to 50, perfect for shared meals. Alternatively, cook in your apartment's kitchen with locally sourced ingredients or hire a private chef. Outdoor dining areas allow you to enjoy sunsets over the rolling hills.

The villa's wellness features include a private swimming pool, a jacuzzi in the spa area, and a gym for early morning workouts. The garden is perfect for relaxation, with sun loungers, shaded spots, and an organic vegetable patch to explore.

Blending traditional charm, comfort, and space with a touch of eco-conscious luxury, Ciaramicola is a versatile and serene retreat for a memorable group holiday in the heart of Italy.

## Facilities

Rural Location • Special Offer • Has Discount • Weddings • Marquee Hire Permitted • Great Value • Eco Friendly (Sustainable) • Tennis Nearby • Watersports • Spa/Massage • Walk to Village • Chef/Cook Available • Cots (Cribs) • Gym/Fitness Room • Golf Nearby • Air-Con • Wi-Fi/Internet • Outdoor Ceremony • Flexible Catering Options • No Curfew • Indoor Reception Available • Nearby Church/Chapel • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Breakfast Available • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • TV • Sauna/Steam • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites





# Interior & Grounds

## Villa Interiors

### Main Villa

#### Ground Floor

- Dining hall seating 50 guests
- Professional kitchen (only available for use by a private chef)

#### Apartment 1 (110m2)

- Living room with double sofa bed
- Kitchen
- 2 x bedrooms with double beds
- Bedroom with bunk beds
- Bathroom with WC and shower
- Bathroom with WC and bath

#### Apartment 2 (80m2)

- Living room with fireplace and double sofa bed
- Kitchen
- Bedroom with double bed
- Bathroom with WC and shower

#### First Floor

#### Apartment 3 (130m2)

- Living room with double sofa bed
- Kitchen
- Bedroom with double bed
- Bedroom with double bed and ensuite bathroom with WC and shower
- Bedroom with single bed
- Bathroom with WC and shower

#### Apartment 4 (110m2)

- Living room with sofas, fireplace, TV, double sofa bed and dining table seating 10 guests
- Kitchen
- 2 x bedrooms with double beds
- 2 x bathrooms with WCs and showers

#### Apartment 5 (110m2)

- Living room with double sofa bed and dining table seating 6 guests
- Kitchen
- 2 x bedrooms with double beds
- Bedroom with bunk beds
- Bathroom with WC and bath
- Bathroom with WC and shower

### Annexe

- 2 x bedrooms (25m2) with double beds, single beds, air conditioning, mini fridges and ensuite bathrooms with WCs and showers



- Wellness area with sauna and jacuzzi (upon request at an extra cost)
- Fully equipped gym

#### **Outside Grounds**

- Private swimming pool (13m x 6m, max depth: 1.4m), open from approximately May to end-September
- Outdoor shower
- Terrace with alfresco dining
- Sunbeds and umbrellas
- Organic vegetable garden
- Organic orchard
- Barbecue
- Parking

#### **Facilities**

- WiFi
- TV
- Fireplace
- Air conditioning (only featured in the 2 triple bedrooms)
- Washing machine
- Dryer
- Ironing board
- Hairdryer
- Cot and high chair (on request)

# Location & Local Information

Umbria, the "Green Heart of Italy," is a haven for nature lovers, with 30% of its landscape covered in woodland. Nestled in the verdant hills of Val di Perle, Ciaramicola offers direct access to scenic hiking and cycling trails. A short stroll from the villa brings you to a quaint village with a handful of traditional Umbrian restaurants, while the nearby town of Tuoro Sul Trasimeno offers more dining and shopping options.

Lake Trasimeno, just a short drive away, is ideal for day trips. Enjoy boat rides to the lake's islands, sunbathe on lakeside beaches, or swim in its calm waters. Culture enthusiasts can explore nearby historic towns like Umbertide, with its riverside setting, medieval fortress, churches, and year-round festivals.

For a taste of Tuscany, head to Cortona, a hilltop town rich in Etruscan history and home to museums, churches, and charming streets. Only 50km away lies the beautiful city of Arezzo, known for its Renaissance art, stunning cathedral, and lively Piazza Grande, which hosts antique markets and medieval jousting events. Here, enjoy local Tuscan cuisine and wines in cosy osterias or refined restaurants, making every meal part of the experience.

## Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (47km)
Nearest Airport 2	Florence Airport (144km)
Nearest Bar/Pub	Lisciano Niccone (350m)
Nearest City	Perugia (40km)
Nearest Golf	Antognolla Golf (29km)
Nearest Restaurant	Lisciano Niccone (500m)
Nearest Supermarket	Tuoro Sul Trasimeno (14km)
Nearest Town	Umbertide (21km)
Nearest Train Station	Tuoro Sul Trasimeno (14km)



## What we love

- Ciaramicola is incredibly spacious and has several apartments, perfect for a holiday with groups of friends or families.
- Equipped with an amazing spa with a jacuzzi and sauna.
- Enjoy a dip in the private pool as you take in stunning rural views; you can even spot an ancient castle from the garden.
- Located in the lush countryside in the “Green heart of Italy”, the beautiful region of Umbria, and right by the Tuscan border.

## What you should know...

- This property is made up of a main house and an annexe. It is ideal for a holiday for several families or groups of friends as there are five separate apartments, each with its own living room and kitchen. Please see the features tab for full details.
- Please note that whilst this property can comfortably accommodate 28 guests, some guests will be sleeping on bunkbeds or on extra single beds in double bedrooms. Please see the features tab for full details on the bedroom layout.
- An additional 8 guests can be accommodated on double sofa beds in the living rooms. Please enquire for more details.
- Please note that the air conditioning is only featured in the two triple bedrooms.
- The spa and gym are only available on request and at an extra cost.

# 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 during the summer months. Extra cost from approximately October to April (€40 to €100 per day on average, depending on consumption).
- **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. Please note that the spa and gym are available on request at an extra cost of €400 per hour. An additional 8 guests can be accommodated on double sofa beds in the living rooms. Please enquire for more details. Please note that the air conditioning is only featured in the two triple bedrooms. 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. €350, payable locally in cash in Euros. 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?:** Yes.
- **Minimum stay:** 7 nights from approximately beginning July to Mid-September. 2 to 5 nights during all other periods.
- **Heating costs included?:** Extra cost, payable locally.
- **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 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.
- **Property Licence Number:** CIR: 054025B501005562 CIN: IT054025B501005562