

Pan Caciato

Region: Umbria **Sleeps:** 11

Overview

Sitting in the rolling hills in the stunning countryside of Umbria, Pan Caciato is a fantastic base for a memorable holiday with family or friends.

The villa is spread over two floors and has plenty of space to accommodate up to eleven guests. On the ground floor, you and your group can gather in the large open-plan living and dining room decorated with high-quality furnishings and walls lined with incredible artwork. Guests can also retire to a smaller cinema room to watch a film in the evening, play a game of billiards in an elegant billiards room or even curl up with a book in the vast library.

When you wish to prepare a meal, you will find all of the appliances you need in the well-equipped kitchen, flooded with natural light from the floor-to-ceiling window and overlooking the garden. Along with the large dining table in the living and dining room, there is a table in the kitchen near the window to enjoy your morning coffee with unrivalled views.

Each of the five bedrooms boasts an en-suite or separate bathroom, with the master room having a sumptuous roll-top bath where you can enjoy a long relaxing soak. There are three more rooms with double or queen-sized beds and one more with three single beds, ideal for children.

The attention to detail and chic design features continue as you step into the garden, with lawned areas, tall trees and beds filled with native plants. Surrounding the garden is a lush backdrop of farmland and green hills, creating a peaceful oasis for guests. Outdoors, there is a private swimming pool, which can be heated at your request, as well as several seating and dining spaces for dining al-fresco.

Due to the rural location, you are well-placed to head out into the surrounding hills and farmland to enjoy a morning walk.

Facilities

Villa • Cycling • Tennis Nearby • Historical Sites • Horse Riding • Walking/Hiking Paths • Ideal for Kids • Tennis Court • Golf Nearby • Air-Con • Wine Tasting • Private Pool • Maid Service Included • Ideal for Teens • Cots (Cribs) • Chef/Cook Available • Maid Service Available • Pets on Request • Heated Pool • All Bedrooms En-Suite • <1hr to Airport • Parking Space • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Laptop Friendly Workspace • Indoor Games • DVD • Gym/Fitness Room • Working Fireplace/Woodburner • Heating • Babysitting Available • On-Site Concierge • Bikes • Ideal for Babies & Toddlers • Football net • High Chair(s)



Interior & Grounds

Villa Interior

Ground Floor

- Open-plan living room with three sofas, electric fireplace and large dining table seating twelve guests
- Fully-fitted kitchen and table seating six guests
- Billiards room
- Cinema room
- Gym equipment
- Office space

First Floor

- Bedroom with king-sized double bed, TV, and en-suite bathroom with roll-top bath with shower attachment, sink and WC
- Bedroom with queen-sized double bed, TV and en-suite bathroom with shower, sink and WC
- Bedroom with double bed, TV and separate bathroom with shower, sink and WC
- Bedroom with double bed, TV and en-suite bathroom with shower, sink and WC
- Bedroom with three single beds, TV and en-suite bathroom with shower, sink and WC
- Large library room with fireplace, TV and sound system

Outside Grounds

- Private, heated swimming pool
- Landscaped grounds with lawns, trees and flower beds
- Covered veranda with dining table and outdoor sofas
- Sports court for tennis and football
- Poolside seating and sun loungers
- Ping-pong table
- Wood-fired barbecue and oven
- Outdoor showers
- Parking spaces

Additional Facilities

- Wi-Fi
- Air-conditioning (featured only in the bedrooms)
- Sound system
- Bike and elliptical cross trainer



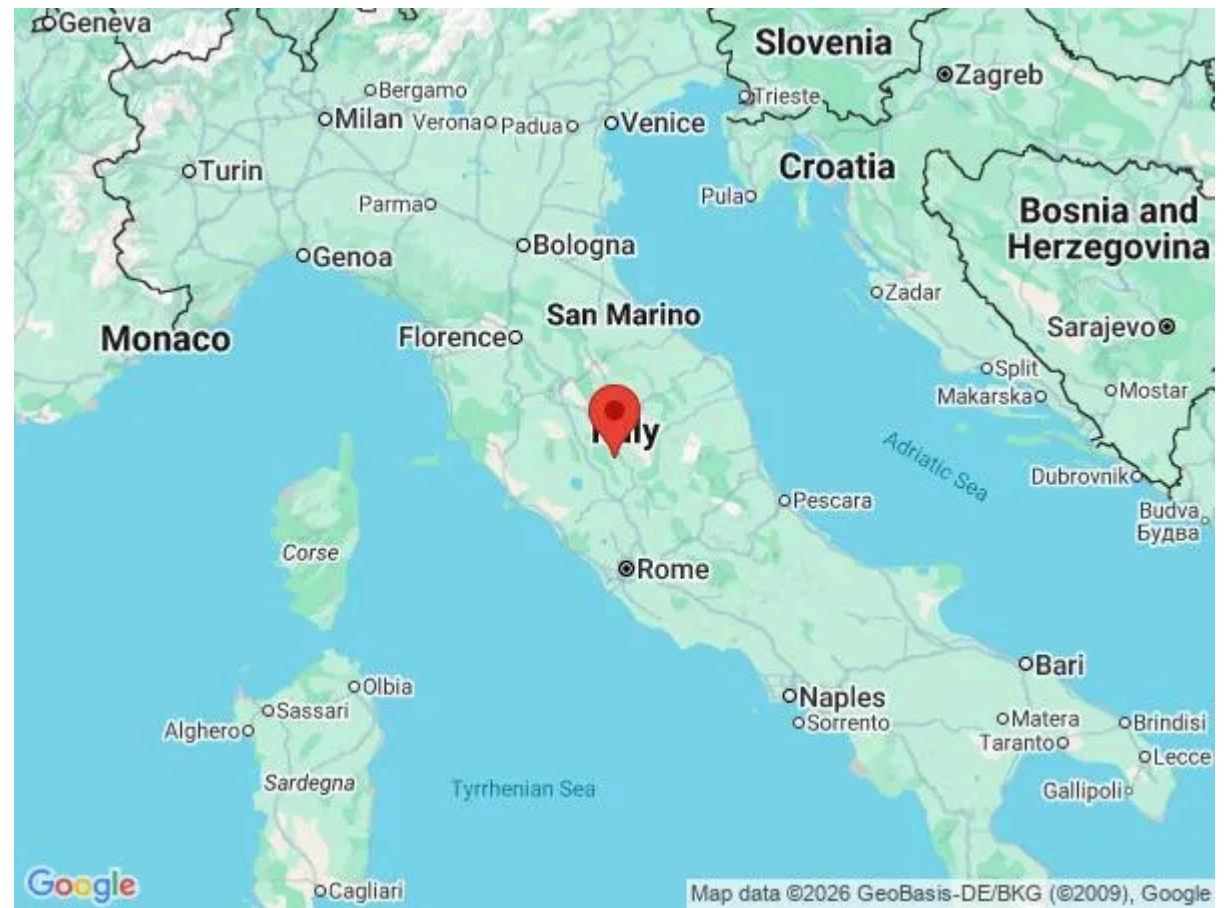
Location & Local Information

Pan Caciato is a serene oasis with expansive grounds where you can spend an idyllic holiday in the Umbrian countryside. With scenic hiking routes, picnic spots and vineyards close to the home, you can enjoy days out without travelling far. When you wish to take in some history and culture, you can choose from plenty of villages and towns, each with its own charms and characters.

The closest amenities to the villa are to be found in the little town of Monte Castello di Vibio, 6km away. Here you can enjoy lunch al-fresco with views of the surrounding olive groves and purchase some delicious local olive oil. The town is also home to gorgeous medieval streets, churches and even the world's smallest theatre. The pretty town is built around its 13th-century castle, which used to defend the town during the drawn-out battles of the Middle Ages between local feudal lords.

Another place you could visit is Todi, a tranquil town with honey-hued buildings that seem to tumble down the side of the hill. This medieval town is 11km away from the villa. It is a delightful place to visit, with many attractions you can explore, such as the Palazzo del Capitano and the gorgeous Romanesque-Gothic cathedral. Todi is steeped in history as it was first settled over 2000 years ago and later came under the ownership of the papacy. There are plenty of shops here to pick up groceries and souvenirs, as well as a weekly market held on a Saturday. This authentic Umbrian village is also the perfect place to try local dishes such as wild boar stew or the cheeses which are made on the surrounding farms.

There are lots of other towns and villages dotted around the hills of Umbria, and a fantastic place to spend the day is Perugia which is 50km away. You will find yourself in a bustling and vibrant city packed with museums and galleries in under an hour. The National Gallery and the Palazzo dei Priori are some of the best-loved attractions, although you could pass the day sitting in a café on the Piazza IV Novembre watching the world go by. Chocolate lovers will be thrilled to hear that Perugia is famous for chocolate production. You can even visit a chocolate museum to learn about making chocolate and taste some samples.



Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (52 km)
Nearest Airport 2	Giovan Battista Pastine International Airport (155 km)
Nearest Restaurant	Monte Castello di Vibio (7 km)
Nearest Bar/Pub	Todi (10 km)
Nearest Supermarket	Conad - Todi (10 km)



Nearest Golf	ASD Il Castello Golf Club (26 km)
Nearest Beach	Lago Di Bolsena (53 km)
Nearest Village	Monte Castello Di Vibio (7 km)
Nearest City	Perugia (50 km)

What we love

- The interiors here combine old and new tastefully, with modern art and chic furnishings sitting alongside original beams and exposed stone.
- Pan Caciato is nestled in the verdant Umbrian hills, which you can view from all around the expansive garden, which boasts dining spaces and a private swimming pool.
- Although the villa is rurally situated, you are not far away from the towns of Monte Castello di Vibio, which is 6km away and Todi which is 11km away.

What you should know...

- Please note that air conditioning is featured in the bedrooms only.
- As the home sits in stunning rolling countryside, we recommend you bring a car to visit nearby towns and vineyards.
- Weddings, stag/hen parties and any special events are not allowed.
- A highchair and cot are available on request.

Terms & Conditions

- **Security deposit:** €2500 charged to client's credit card as a pre-authorisation one month before arrival and refunded 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:** 10.00 a.m.
- **Energy costs included?:** Included from approximately April to September. Extra cost during all other periods.
- **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 not allowed. A highchair and cot are available on request. Please note that air conditioning is featured in the bedrooms only. 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 are installed at the villa, please enquire for further information.
- **Changeover day:** Saturday from approximately beginning-June to end-September and over the Easter and Christmas period. Flexible during all other periods.
- **End of stay cleaning:** Standard changeover clean included in the price. 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:** 7 nights from approximately beginning-June to end-September and over the Easter and Christmas period. 4 nights during all other periods.
- **Heating costs included?:** Included from approximately April to September. Extra cost during all other periods.
- **Pool heating charge?:** Yes, extra cost of €200 per day from May to October. 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?:** 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.