

# Villa San Pellegrino

Region: Lazio Sleeps: 14

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## Overview

Villa San Pellegrino is a comfortable home sleeping up to 14 guests, perfect for a holiday away for several families or a big group of friends. Just a short distance from the charming town of Trevignano Romano, and around 50km away from Rome, this villa is ideally positioned for guests to discover the delights of Lazio.

This warm and welcoming home has modern interiors and cosy furnishings. Guests can relax on the comfy sofas in the living room after a day out exploring the region and then enjoy dinner in the dining room. The kitchen is brilliantly equipped for preparing meals and there is even a small dining table in the kitchen space, ideal for socialising over a glass of wine whilst cooking! There are 8 bedrooms, sleeping up to 14 guests, with a varied layout and a range of bed sizes. One double bedroom and bathroom can be found on the ground floor whilst the rest are located on the first floor and the lower ground floor.

Outside, the private swimming pool is perfect for hot summer days, set in a gorgeous garden with stunning views of Lake Bracciano. Relax on the sun loungers with a good book or sip your morning coffee on the patio furniture – this outdoor space is sure to please everyone. And if you fancy enjoying your meal outside, you can sit at the outdoor dining table and whip up a feast on the barbecue.



## Facilities

Villa • Boat Trips • Hairdryer • Sailing • Cycling • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Coffee Machine • TV • Washing Machine • Wine Tasting • Fishing • Air-Con • Golf Nearby • Wi-Fi/Internet • Cots (Cribs) • Great Value • Private Pool • Water excursions/Boat trips • Water park • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Dishwasher • Microwave • Table Football • Working Fireplace/Woodburner • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interiors (300m2)

### Ground floor

- Living room with sofas, fireplace and TV
- Dining room with table and chairs seating 8 guests
- Kitchen with 4 hot plates, oven, dishwasher, microwave, coffee machine and dining table
- Bedroom with double bed
- Bathroom with shower, bidet and WC

### First floor

- Bedroom with double bed
- Bathroom with shower, bidet and WC
- Bedroom with double bed
- Bathroom with bathtub, bidet and WC
- Bedroom with French bed (120cm) and double bed (140cm), with sloping ceilings and on 2 levels
- Bathroom with shower, bidet and WC
- Bedroom with double bed, with sloping ceilings and on 2 levels
- Bathroom with shower, bidet and WC
- Bedroom with double bed, pull-out bed
- Bathroom with shower, bidet and WC

### Lower Ground floor

- Bedroom with double bed
- Bedroom with 3 single beds
- Bathroom with shower, bidet and WC

## Outside Grounds

- Private swimming pool (3m x 7m, max depth: 1.4m), open from approximately mid-May to end-September
- Sun loungers and umbrella
- Patio with outdoor dining table and chairs
- Garden (600m2)
- Outdoor shower
- Barbecue
- Parking

## Facilities

- WiFi
- TV
- Fireplace
- Washing machine
- Hairdryer
- Table football





# Location & Local Information

Lazio is a charming and interesting region, and Villa San Pellegrino is ideally located to explore so much of what this region has to offer. Just 2km from the wonderful lakeside town of Trevignano Romano, guests can easily pop here for a quick grocery shop or a nice evening meal. Lake Bracciano is gorgeous, and you can partake in many water sports or enjoy relaxing at one of the lidos.

Whilst staying here, guests must of course visit the Italian capital, around 50km away. This bustling city is brimming with activities for all ages. Throw a coin in the Trevi fountain, shop at designer boutiques and admire some of the world's most famous sites such as the Pantheon or the Colosseum. For a quick and exciting way to see Rome, try out an electric bike tour or an atmospheric nighttime Segway excursion. Vatican City is a treasure trove of wonderful art and architecture. The Vatican Museum houses Roman sculptures and the wonderful Sistine Chapel is famous for Michelangelo's ceiling. Climb to the top of the Basilica dome in St Peter's Square for more great views.

For a perhaps calmer day trip, why not visit Viterbo, 41km away, a beautiful historic town with museums, churches and pretty lanes to wander through. This is the largest town in Northern Lazio and has a charming medieval centro storico and a laid-back provincial vibe.

If you fancy a change from swimming in the pool or the lake, the beach is also reachable by car. There are some great summer lidos along the beaches of Ladispoli or perhaps pay a visit to the port city of Civitavecchia, with historic sites and a picturesque promenade.

Sutri is a short drive away and there is much to see here. It is located on the top of a hill so is an ideal vantage point to soak up the breathtaking views over the local regional park. History lovers will love visiting the amphitheatre just outside town, built in Roman times between 1st century BC and 1st century AD.



## Local Amenities

Nearest Airport	<b>Leonardo da Vinci International Airport (66km)</b>
Nearest Airport 2	<b>Giovan Battista Pastine International Airport (68km)</b>
Nearest Restaurant	<b>Trevignano Romano (2km)</b>
Nearest Supermarket	<b>Trevignano Romano (2km)</b>
Nearest Bar/Pub	<b>Trevignano Romano (2km)</b>



Nearest Golf	<b>Terre dei Consoli Golf Club</b> <b>(14km)</b>
Nearest Beach	<b>Lake Beach</b> <b>(2km)</b>
Nearest Town	<b>Trevignano Romano</b> <b>(2km)</b>
Nearest City	<b>Rome</b> <b>(52km)</b>

## What we love

- Take in the breathtaking lake views from the villa's terrace
- Villa San Pellegrino is ideal for a family holiday, and it is equipped with a barbecue and table football!
- Just a short distance from the charming lakeside town of Trevignano Romano
- Swim in the clear waters of Lake Bracciano, enjoy picnics by the shore or enjoy freshly caught fish and local wine in one of the lakeside restaurants

## What you should know...

- A car is recommended to be able to explore everything this wonderful region has to offer.
- Please note that when fewer than 14 guests are staying at the property, not all bedrooms will be available for use.
- Please note that groups of young people will not be accepted.
- Please note that some bedrooms are on 2 levels and have sloping ceilings.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 7.00 p.m. Late check in after 8.00 p.m. is possible at an extra cost of €50.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** A small pet is allowed on request only and with prior agreement with the owner. If accepted, a pet supplement of €50 will apply (payable locally).
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. 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 that when fewer than 14 guests are staying at the property, not all bedrooms will be available for use. Please note that groups of young people will not be accepted.
- **Changeover day:** Saturday from approximately mid-May to mid-September. Flexible during all other periods.
- **End of stay cleaning available?:** Yes. 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?:** Outside only.
- **Minimum stay:** 7 nights from approximately mid-May to mid-September. 3 nights during all other periods.
- **Heating costs included?:** Extra €6 per m3, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open from approximately mid-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:** CIN: IT058107C28Y4M9CA6