

# Villa Vivanna

Region: Lazio    Sleeps: 7

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## Overview

Villa Vivanna enjoys a prime location in the heart of a small village in central Italy's Lazio region. It is just a stone's throw away from the magnificent Lago di Bolsena – a volcanic lake and nature reserve set in a tree-carpeted landscape – making it ideal for exploring the historical and natural beauty of central Italy.

Exuding ornate Italian splendour in just the right doses, the interiors are sure to take your breath away. As soon as you walk in through the entrance hall, you'll feel right at home. The large living room has been furnished and decorated in a welcoming manner and is full of character which can be seen in the exposed stone, open frescoes and the traditional patterns adorning everything from walls to sofas and window curtains. From here, there are numerous doors opening to the outdoor terrace, and a large playroom is based on the lower ground floor to allow guests to gather and play board games or table tennis. All the bedrooms carry the same sense of style, with carved wooden headboards and bookshelves that will easily transport one back in time. The master suite is perfect for a couple, as it benefits from an en-suite bathroom with its own hot tub-style bath.

Outside, you will be treated to a stunning saltwater pool with an infinity design and a sun-trap terrace, as well as a barbecue and more seating areas for your al-fresco *soirées*. The grassy lawn with many trees and shrubs offers a breathtaking panorama of the unbelievable surrounding scenery around. 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.

You'll love being right in the heart of an authentic Italian village, as you'll be close to a handful of traditional restaurants, family-owned cafés, shops and a supermarket, alongside other necessary amenities for a comfortable stay.

The shores of Lago di Bolsena can be reached in just 10 minutes by car, and there are many villages and towns dotted along the waterfront buzzing with attractions and amenities such as boat and paddle board rentals – simply great for those looking to get the most out of this unspoiled nature reserve.

Saltwater lovers can enjoy a fresh ocean breeze by driving to the Tyrrhenian coastline – here you can soak up the sunshine on wide strips of honey-hued sand such as on the Marina di Montalto beach while enjoying a change of scenery.

If you want to explore further, Viterbo is a 45-minute drive away and boasts a charming historic centre with a laid-back vibe. We recommend a stroll around its pretty neighbourhoods while admiring the crumbling architecture and taking in the old-worldly charm.

In 1 hour and 30 minutes by car, you can reach Grosseto, a few kilometres away from the Tyrrhenian coast. The city's most attractive sights are the city walls, while the Archeological museum is worth a visit too.



## Facilities

Wi-Fi/Internet • Hairdryer • Boat Trips • Sailing • Historical Sites • Canoeing/Kayaking • Watersports • Walking/Hiking Paths • Ground Floor Bed & Bath • Golf Nearby • Air-Con • Fishing • Wine Tasting • DVD • Table Tennis • Walk to Village • Saltwater Pool • Private Pool • Indoor Games • Cots (Cribs) • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Restaurant • Electric Car Charger • Satellite TV • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (500m2)

### Ground Floor

- Entrance hall
- Kitchen equipped with freezer, oven, hob, microwave and dining table and chairs
- Living/dining room and sofas, dining table and chairs
- Second living room with a TV
- Bedroom with double bed
- Bathroom with a shower and WC
- Guest WC

### Lower Ground Floor

- Playroom with a fireplace, dining table and kitchen corner
- Bathroom with a shower and WC

### First Floor

- Bedroom with double bed, air-conditioning, dressing room and en-suite bathroom with hot tub-style bath and WC and doors leading to terrace
- Bedroom with double bed and air-conditioning
- Bedroom with single bed
- Bathroom with a shower and WC

## Outside Grounds (2000m2)

- Saltwater pool (12m x 6m, max depth: 1.4m) Open approximately from mid-May to end-September)
- Pool terrace with sun loungers
- Terrace with lounge furniture
- Outdoor shower
- Barbecue
- Garage with a parking spot for two cars

## Facilities

- Wi-Fi
- Air-conditioning (in some bedrooms only)
- TV
- Table tennis
- Hi-fi system
- DVD
- Washing machine





# Location & Local Information

Located in a quaint village in an area filled with forests, lakes, ancient castles and medieval towns, Villa Vicanna is fantastically situated for a holiday exploring the green heart of Italy. Moreover, it is an ideal base to venture not just to Lazio but also to the exceptional regions of Tuscany and Umbria.

The cobbled streets and charismatic alleyways of the local village provide a great backdrop for a stroll at any time of the day, and you can pick up delicious pastries, coffee and fresh fruit as you make your way through the village in the morning. In the afternoon, feel at home in one of the ambient restaurants serving traditional cuisine and local wines, or spread out a blanket in the Giardini Pubblici to escape the heat in the shade of swaying trees.

The main draw of the property is its close proximity to Lago di Bolsena, the largest volcanic lake in Europe with its own two little islands. Many sailing clubs reside here so be prepared to spot groups and individuals racing each other across the deep blue waters, as well as tourists on boats, jet skis and paddle boards near the shores. The lake is also a perfect spot to go swimming on a hot day, with a plethora of pebbly beaches such as the Spiaggia di Montesenano. Perhaps the nicest excursion, however, is by sailboat from Capodimonte to the two tiny islands; Isola Bisentina and l'Isola Martana.

If you have enough time to do a full circle around the lake, make sure to stop by in the lovely village of Capodimonte and admire its castle Rocca Farnese.

The village of Bolsena is also worth your while and you can visit the Rocca Monaldeschi della Cervara fortress offering cinematic views, see the majestic Collegiata di Santa Cristina cathedral or take a nap on the sandy Spiaggia Il Guadetto beach backed by a promenade and not too far from restaurants and cafés.

An often-overlooked gem with a charismatic medieval centre, Viterbo, in northern Lazio, can be easily reached by car in less than an hour. Founded by the Etruscans and later taken over by the Romans, it was bombed in WWII, but much of its historic core survived. Notable architecture includes Palazzo dei Papi – a palace with an elegant loggia that served as the seat of the popes in the 13th century – as well as the San Lorenzo Cathedral, with a Gothic bell tower, frescoes and a 15th-century baptismal font.

In the heart of Maremma, a coastal area of western central Italy, bordering the Tyrrhenian Sea, a grand wall protects the historic city of Grosseto, which has remained unchanged over time. The Cathedral of Saint Lawrence made from black and white marble in the Romanesque style attracts visitors, as well as the many museums such as the Archaeological Museum and Art of Maremma and the Museum of Natural History of the Maremma.



## Local Amenities

Nearest Airport	Rome Fiumicino (150 km)
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Nearest Village	(located in a village)
Nearest Restaurant	(<500m)
Nearest Shop	(<500m)
Nearest Supermarket	(<500m)
Nearest Town	Bolsena (10km)
Nearest City	Orvieto (25km)

## What we love

- Soak up stunning views of Lake Bolsena (Europe's largest volcanic lake) from the comfort of your own infinity-style pool
- Villa Vivanna is conveniently located in the heart of a local village, with restaurants, cafés and shops virtually at your doorstep
- From this characterful villa you can easily explore three of Italy's most beautiful regions: Lazio, Umbria and Tuscany!
- It is within close proximity of many historic towns including Orvieto and Viterbo
- Take a day trip to notable destinations such as Perugia, Terni, Assisi and Montepulciano or drive just an hour to the coast

## What you should know...

- Please note that air-conditioning is featured in some bedrooms only. Please refer to the 'Features' tab for full details.
- Please note that the pool's terrace can become slippery when wet, so small children should take extra care.
- A car is recommended to be able to explore everything this wonderful region has to offer.
- Please note that groups of young people will not be accepted.
- 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.

# 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 €7 per day will apply (payable locally).
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. Air-conditioning is featured in some bedrooms only. Please refer to the 'Features' tab for full details. 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 groups of young people will not be accepted.
- **Changeover day:** Saturday from approximately mid-May to mid-September. 3 nights 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?:** No.
- **Minimum stay:** 7 nights from approximately mid-May to mid-September. 3 nights during all other periods.
- **Heating costs included?:** Extra €3 per m3, payable locally. Heating is available only from beginning-November to mid-April approximately.
- **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: IT056047C2KVY2T62O