

# Casa Oleandra

Region: Umbria Sleeps: 5

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## Overview

Casa Oleandra is a comfortable home fantastically located in one of the main holiday resorts on Lake Trasimeno, situated west of Perugia.

Just a stone's throw away from the lake's glistening shores, local villages and a stunning regional park, the house is superb for enjoying an active yet idyllic break spent exploring the wonderful natural surroundings and charming places nearby.

The interior is a prime example of traditional Italian colonial style, complete with a grand fireplace and Tuscan terracotta floor tiling. As soon as you step inside, you'll find yourself standing in the spacious living room with comfy sofas facing the fireplace, as well as an open-plan dining room and kitchen to make socialising completely effortless. Apart from classic furnishings, you'll love a mix of modern and antique décor such as olde worlde cabinets, textured lampshades and patterned rugs, creating a warm and welcoming mise en scène.

The country-style kitchen is spacious and well-equipped when you wish to make your morning coffee or prepare a meal for everyone – you will find everything you need here from a large oven to a five-plate stove. All three bedrooms are located on the upper floor, meaning that those who prefer to go to bed early can enjoy an uninterrupted night's sleep.

Framing the house there is a large, lush garden with tall greenery, lawned areas and beds filled with lavender and wild herbs. You are sure to want to spend lots of time outdoors dining al-fresco, swimming in the private pool or gazing up at the stars from the hot tub in the evening, while the hidden spots provide a dreamy place for reading your favourite book or simply listening to the background



music provided by the fauna and flora.

The land around the home lends itself to walking, hiking, bike riding and exploring on the back of a horse. There is plenty of wide-open spaces where you can get in touch with nature and soak up the sunshine.

## Facilities

Wine Tasting • Private Pool • Boat Trips • Ideal for Kids • Cycling • Historical Sites • Watersports • Walking/Hiking Paths • Villa • Horse Riding • Great Value • Cots (Cribs) • Ideal for Teens • <1hr to Airport • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Hot Tub • Dishwasher • Microwave • Satellite TV • Heating

# Interior & Grounds

## Villa Interior

### Ground Floor (160m<sup>2</sup>)

- Living room with sofas and satellite TV
- Kitchen equipped with a fridge, freezer, oven, hob, dishwasher, microwave and dining table and chairs
- Bathroom with a shower, bath and WC

### First Floor

- Bedroom with a double bed and balcony
- Bedroom with a double bed, satellite TV and terrace access
- Bedroom with a single bed
- Bathroom with a shower and WC

### Outside Grounds (1000m<sup>2</sup>)

- Pool (4m x 6m, depth: 1.2m - 1.4m), open approximately early May to early October
- Hot tub
- Pool terrace with sun loungers
- Parasol(s)
- Terrace with lounge furniture and garden table and chairs
- Outdoor shower
- Covered parking space

### Facilities

- Wi-Fi
- Satellite TVs
- CD player
- Washing machine



## Location & Local Information

With panoramic views of the magical Lake Trasimeno and a convenient distance to many mediaeval cities and villages, there isn't a better base for nature and culture lovers than Casa Oleandra.

The lake's shores are close by, meaning that you can be cooling down in the deep blue water on a hot summer day anytime you please. The closest swimming spot is Zocco beach, which has a café, basketball court, swimming pool and a lounge area for relaxing. Nearby is the commune of Monte del Lago, with many scenic hiking areas such as the Percorso pedonale naturalistico lungolago popular with cyclists and runners, which takes outdoor lovers all the way to the small part of Porto Del Sole. Here you can stroll along the promenade and watch ferries come and go, relax by the waterfront or hire a boat to explore the lake's tiny islet, Isola Maggiore.

Whether booking a private motorboat or an organised boat trip, some other places worth visiting while you're cruising around the reservoir include Castiglione del Lago, a small town located just across the water from your private villa. Walk around the pretty town centre and admire buildings such as the Rocca del Leone and the 16th-century, ornate historical palace Palazzo della Corgna before enjoying a different view of the postcard-worthy backdrop from one of the scenic points.

Whenever you don't feel like cooking dinner, head towards one of the villages to find an excellent trattoria less than a 10-minute drive away. A supermarket might also come in handy, and the closest one can be reached in less than 10 minutes by car.

Perugia is the capital of the region of Umbria and is located only a 30-minute drive away, making it a wonderful place for a stroll at any time of the day. Featuring a plethora of Etruscan archways, Gothic palazzos and winding streets, it makes for an ideal stop on your way to bigger cities. Apart from its historical monuments, you can also head to one of the many museums, such as the



Museo Archeologico Nazionale dell'Umbria with Roman and Etruscan artefacts or Collegio della Mercanzia, an acclaimed centre for medieval and modern history, with notable artefacts in an ornate setting. After exploring all the incredible places, simply grab a gelato to enjoy the views from the steps of the city's cathedral.

Just over an hour's drive away, you can find yourself in Arezzo, a hilltop town popular due to its main cathedral which features painted vaulted ceilings and a 15th-century fresco of Mary Magdalene by Piero della Francesca – a must-see landmark not only for those fascinated by religions. The active ones can walk up to the imposing Medicean Fortress – an impregnable mediaeval marvel offering one-of-a-kind city views.

Wine lovers will love exploring the famed wine region of Montepulciano and tasting its full-bodied red wines, as well as visiting vineyards perched on the hillside of the Val d'Orcia. Once there, make sure to visit the Torre di Pulcinella clock tower featuring a figure of Pulcinella, a commedia dell'arte character. On the Piazza Grande is the 14th-century Palazzo Comunale, with a tower offering cinematic views of the surrounding countryside.

## Local Amenities

Nearest Airport	<b>San Francesco Airport (37km)</b>
Nearest Airport 2	<b>Amerigo Vespucci Airport (148km)</b>
Nearest Beach	<b>Bathing lake (Trasimeno) (2km)</b>
Nearest Golf	<b>Golf Club Lamborghini (20km)</b>
Nearest Restaurant	<b>San Feliciano (3km)</b>
Nearest Shop	<b>San Feliciano (3km)</b>
Nearest Supermarket	<b>San Feliciano (3km)</b>

Nearest Tennis	<b>(30km)</b>
Nearest Town/City	<b>Magione (7km)</b>
Nearest Village	<b>San Feliciano (3km)</b>

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## What we love

- Enjoy the comfort of the numerous terraces and your private pool, with a separate hot tub for maximum relaxation
- From the upper terrace, guests can enjoy spectacular views of the sun setting above Lake Trasimeno
- The stunning lake and surrounding charming villages are virtually on your doorstep
- The region's historic cities such as Perugia and Arezzo can be reached in one hour by car

## What you should know...

- Although the house is within easy reach of Lake Trasimeno, hiring a car is recommended to conveniently explore the region
- Due to the property's terraced garden, families with children should take extra care when playing outside
- Please note, the swimming pool at Casa Oleandra is unfenced and parents should supervise young children around the pool area
- Gas heating is available from the start of November to mid-April

# Terms & Conditions

- **Security deposit:** €300 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.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** 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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday approximately mid-May to late-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 approximately mid-May to late-September. 3 nights during all other periods.
- **Heating costs included?:** Extra cost, payable locally. Gas heating is available approximately November to mid-April.
- **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 approximately early May to early October. 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.