Villa La Rocca

Region: Umbria **Sleeps:** 10

Overview

If you are planning to travel to the breathtaking Italian region of Umbria with a group of family members or friends, Villa La Rocca is the perfect choice. This elegant and exclusive house has been slowly and lovingly constructed by its owner. The result is a stunning property, divided in to four apartments which share communal spaces and a vast, landscaped garden. Up to ten guests can enjoy a holiday here in comfort.

Set over two floors which are connected by a lift, Villa La Rocca's four separate apartments are ideal for small families or couples travelling together as the layout affords privacy. You will be able to come together as a group in the large events room which has a snooker table, table football, lots of seating space and a kitchen. The communal areas also include a gym, laundry room, games room and a beautiful wine cellar.

Each of the apartments has been decorated with the highest quality materials and fittings, each has its own style and a neutral colour palette which allows the raw materials and the views through the vast windows to take the limelight. As well as offering sumptuous design, the home also boasts all of the facilities you could need, including Wi-Fi, air-conditioning, Smart TVs with Netflix and incredible bathrooms with either hot tub-style jets or a Turkish bath.

The largest of the apartments is Apartment One which has two bedrooms, one with a double bed and one with a double sofa-bed. Both bedrooms have their own en-suite bathrooms. This apartment sits over two floors, with the bedrooms upstairs and the modern kitchen, dining room, living room and a sun room downstairs. This dwelling is big enough that your whole party could gather here in the evenings.

Each of the other apartments feature an open-plan living and dining space with a kitchen and a double sofa-bed, with one double bedroom and one or more contemporary bathrooms. All of the apartments open out on to a private terrace where you can walk out in to the wider grounds.

The eye for detail inside the home continues outdoors and you will find yourself in lush, landscaped grounds with lawned areas, flower beds and even a carefully preserved oak tree from the 1600s. The best feature of the garden is of course the large, private swimming pool which looks out over the surrounding hills and Assisi in the distance. If you prefer to dine al-fresco, there is a summer kitchen and a number of covered dining spaces in the garden for you to choose from.

You will not have to travel far to enjoy a croissant and a coffee in a pretty town square as the historic town of Assisi is just 2km away. Packed with shops, restaurants and historic attractions, Assisi is a fantastic place to have so close and you could visit a few times without running out of things to see and do.









Sleepy hilltop villages and serene walking routes are also easily reached from the town. Alternatively, you could drive a little further to the city of Perugia which is 26km away.

Facilities

Weddings • Villa • EV Charger • Cycling • Tennis Nearby • Historical Sites • Golf Nearby • Air-Con • Watersports • Wine Tasting • Horse Riding • Private Pool • Walking/Hiking Paths • Ideal for Kids • Chef/Cook Available • Ideal for Teens • Maid Service Available • Cots (Cribs) • Pets on Request • Instagrammable • Modern • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Lift • Indoor Games • DVD • Bicycles Provided • Gym/Fitness Room • Hot Tub • Tumble Dryer • Smart TV • Wine Cellar • Table Football • Board games • Children's videos/DVDs • Children's books • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interior (500m2)

Apartment One

Ground Floor
- Living room with garden access, sofas, TV and fireplace
- Fully-fitted kitchen with pantry, oven, hob, fridge freezer, dishwasher, kettle and coffee machine
- Dining area with table seating 8 guests
- Sun room
- Bathroom with shower, sink, bidet and WC
- Office space with Mac computer

First Floor
- Bedroom with double bed, Smart TV, Nespresso coffee machine and en-suite bathroom with Turkish bath, sink, bidet and WC
- Bedroom with sofa bed and en-suite bathroom with shower, sink, bidet and WC

Apartment Two

Ground Floor
- Open-plan room with double-sofa bed, Smart TV, dining table and small kitchen with oven, hob, fridge and coffee machine
- Bathroom with Turkish bath, shower, sink, bidet and WC

First Floor
- Bedroom with double bed and Smart TV
- Bathroom with turkish bath, jacuzzi, sink, bidet and WC

Apartment Three

Ground Floor
- Open-plan room with double-sofa bed, Smart TV, dining table and small kitchen with oven, hob, fridge and coffee machine
- Bedroom with double bed and Smart TV and Turkish bath
- Bathroom with shower, sink, bidet and WC
- Bathroom with mini jacuzzi, sink, bidet and WC

Apartment Four

First Floor
- Open-plan room with double-sofa bed, Smart TV, dining table and small kitchen with oven, hob, fridge and coffee machine
- Bedroom with double bed and Smart TV
- Bathroom with Turkish bath, shower, sink, bidet and WC

Communal Space

- Large open plan events room with sofas, snooker table, table football and fully-fitted kitchen
- Wine cellar
- Games room
- Laundry room
- Gym









- Bathroom with shower, sink, bidet and WC

Outside Grounds (1000m2)

- Private infinity swimming pool (15m x 7m, depth: 0.3-1.4m)
- Changing room with showers and WCs
- Heated hot tub
- Terraces for all apartments
- Landscaped grounds with lawns and established trees
- Covered dining areas
- Summer kitchen with barbecue, pizza oven and grill
- Poolside sun loungers and umbrella
- Private parking
- Electric car charging port

Facilities

- Wi-Fi
- Air-conditioning (in bedrooms only)
- Smart TVs
- Mac PC
- Sound system
- Solar panels
- Gym equipment
- Snooker table
- Table football
- Mountain bikes
- Telescope
- Iron and ironing board
- Hairdryers

Location & Local Information

Located on a leafy hillside, a stone's throw away from Assisi's historic centre, Villa La Rocca enjoys an enviable setting where you can spend some days in town and others getting to know the nearby natural surroundings such as national parks and Lake Trasimeno.

Villa La Rocca is located on the outskirts of the historic town of Assisi which is 2km away. The town is a picturesque place known as the birthplace of Saint Francis of Assisi and is listed as a UNESCO World Heritage site. The most famous attraction here is the Basilica built in honour of the saint in 1228, the incredible building is a must see and is filled with amazing frescoes by early Renaissance artist Giotto. A lovely way to see the Basilica as well as ancient churches such as the Tempio di Minerva and Roman sites around town is by taking a walking tour or a bicycle tour with a local guide.

The town also has a great range of shops, a number of markets including flea markets, antique markets and those selling fresh breads and vegetables. Dotted around the pretty streets there are also a wealth of bars, cafes and restaurants. If you prefer to cook for yourself, you could always take an Umbrian cookery class to learn how to make some delicious regional dishes. You can take part in wine tasting at the villa or at nearby wineries to find the best wines to pair with your meals.

Assisi is not the only place you can visit nearby. Discover the charms of Perugia, the capital city of Umbria, which is 26km away by car. Starting at the main square, The Piazza IV Novembre, you can head out on foot, wandering around the bustling city streets, shops and eateries. Some of the attractions here include the imposing Palazza dei Priori, a pink stone palace built in the 11th century and the huge National Gallery. A unique place to visit is the Rocca Paolina, a castle constructed in the 1540s. The castle has many floors, some of which are underground, which create a winding, maze of underground rooms you can explore. Perguia is also famous for its chocolate making, chocolate lovers can visit the museum and factory or buy some tasty bars at the local shops.

In addition to the character-filled towns and villages of Umbria, the area is also home to wide open outdoor spaces and natural attractions. Close to the home you could opt to trek up the 961m high Monte Tezio, or for something a little less taxing you could walk along trails which belong to ancient pilgrim routes.

For a day at the beach filled with watersports and sunbathing you could visit Lake Trasimeno which is 47km away.

Keen golfers in your group will be pleased to know that you can visit the exclusive Antognolla golf resort, which is 45km away and has an 18-hole golf course, bicycle hire, tennis courts and restaurants.









Local Amenities

Nearest Airport	**Rome (Ciampino) (203km)**

Nearest Airport 2	**Rome (Leonardo da Vinci) (187km)**
Nearest Train Station	**Assisi (Santa Maria degli Angeli) (6km)**
Nearest Village	**Assisi (2km)**
Nearest Supermarket	**Assisi (2km)**
Nearest Restaurant	**Assisi (2km)**
Nearest Town/City	**Perugia (26km)**
Nearest Golf	**Golf Club Perugia (32km)**

What we love

- Villa La Rocca is a stunning home which is made up of four apartments sleeping up to ten guests
- The jacuzzi-style baths here offer the ultimate relaxation
- The oasis-like garden boasts an infinity pool and hot tub which overlook the hills of Umbria and the town of Assisi in the distance
- The home sits just 2km away from gorgeous, historic Assisi
- For longer stays special rates are applied. Please enquire for further info.

What you should know...

- The home is divided in to four separate apartments offering privacy for each couple or family. There is plenty of space in the events area and outdoors for your party to gather.
- There is an events space at the villa which guests can book for private celebrations.
- A car is highly recommended to explore the local area. There is private parking and an electric car charging port at the villa.
- If booking for 10 guests, please note that 2 guests will be accommodated on a sofa-bed.
- While each apartment can sleep 2-4 guests, please note the maximum occupancy at Villa La Rocca is 10 guests.
- Pool cleaning and garden watering- the owner may discretely use the back gate to enter without interfering in guests' stay. Please contact us for further information.

Terms & Conditions

- **Security deposit:** 1500€ 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:** 4.00 p.m. - 8.00 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.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €300 per pet per stay will apply (payable locally).

- **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 home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** For 2026 flexible from January to end-May and October to end-December. Saturday during all other periods.

- **End of stay cleaning:** Extra €450(2026) 500€(2027), payable in cash locally. 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. All other durations on request.

- **Heating costs included?:** Yes.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).

- **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.