

# Villa Tuscia Estate

**Region:** Lazio   **Sleeps:** 12

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## Overview

Villa Tuscia Estate is a beautiful Italian farmhouse set in 30 hectares of private land, surrounded by fields, woodlands, and landscaped gardens. Guests will enjoy the peaceful countryside and the company of nine retired racehorses grazing freely on the property. The villa also accommodates guests' horses in its stables. The grounds include vast gardens, al-fresco dining spaces, outdoor sofas, and a BBQ area for meals prepared with fresh produce from the permaculture vegetable patch. For outdoor activity, there's an 1800m running track and a shallow fountain pool.

Inside, the villa features a blend of original details like beamed ceilings and fireplaces, paired with modern décor, antiques, and artwork. Unique pieces such as a large table made from fossilized wood and Valentino campaign items are thoughtfully curated throughout the home. The villa offers spacious living areas perfect for gathering, including a large dining room and comfortable lounges.

The accommodation includes two ground-floor suites (one accessible for those with limited mobility) and a first-floor master suite, two-storey loft suite, and a double bedroom, sleeping up to 12 guests in comfort.

Staffed with a housekeeper and a chef, three meals are prepared and served daily. Extra services such as yoga, equine care, and foraging are available, and the concierge can arrange wine tastings, bike hire, and boat trips.

The villa is located near national parks, Lake Vico (20km), Lazio's beaches (30km), and towns like Viterbo (20km) and Rome (80km), making it the perfect base for relaxation and exploration.

## Facilities

Ground Floor Bed & Bath • Watersports • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Wine Tasting • Hairdryer • Golf Nearby • Wi-Fi/Internet • Horse Riding • Wellness • Coffee Machine • Villa • Washing Machine • Walking/Hiking Paths • Rural Location • Maid Service Available • Wow Factor • Has Discount • Special Offer • Chef/Cook Available • Cots (Cribs) • Private Pool • Beach Nearby • Yoga Classes Available • Wine-Tasting Available • Catering Available • Breakfast Available • On-Site Concierge • Butler Available • Ideal for Babies & Toddlers • Tumble Dryer • Dishwasher • All Bedrooms En-Suite • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interior (450m2)

### Ground Floor

- Living room with garden access, sofas, armchairs, fireplace and piano
- Dining room with fossilised wood table and 14 chairs
- Fully-fitted professional kitchen (*please note that the kitchen is not available for guest use*)
- Suite one- with living area, bedroom with king-size bed (can be converted into twin beds) and en-suite bathroom with bathtub, shower, sink and WC
- Suite two- with living area, bedroom with king-size bed and en-suite bathroom with shower, sink and WC
- Guest WC

### First Floor

- Master suite with sitting area, fireplace, queen-sized bed and en-suite bathroom with bathtub, shower, sink and WC
- Loft suite- set over two floors with living area with sofa bed, bedroom with queen-sized bed and en-suite bathroom with shower, sink and WC
- Corner view mini suite- with king-size bed and en-suite bathroom with bathtub, shower, sink and WC

## Outside Grounds (30 hectares)

- Shallow fountain pool (12m x 1.8m, 0.6m deep)
- Fenced, landscaped gardens
- Covered outdoor lounge with juke box
- Al-fresco dining area
- Wood and charcoal barbecue (*please note that this is not available for guest use*)
- Horse field
- Stables and hay barn for guests horses
- Olive groves
- Permaculture vegetable garden
- Etruscan ruins
- 1800m walking/jogging track
- Hammocks
- Yoga pavilion
- Private parking
- Bedouin tent for yoga/sound healing/wellbeing practices and events

## Additional Facilities

- Wi-Fi
- Underfloor heating
- Piano
- Jukebox
- Mosquito nets in all bedrooms



# Location & Local Information

Villa Tuscia Estate offers a peaceful retreat in a beautiful country setting, perfect for unwinding in lush grounds or exploring nearby parkland and pastures. Guests can enjoy short drives to stunning lakes, mountain trails, historic sites, and hilltop villages, making it an ideal base to discover Lazio.

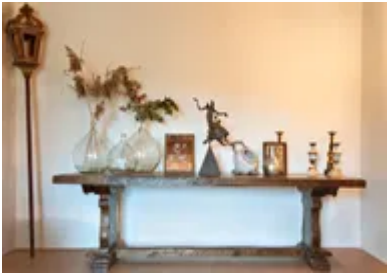
While a chef service is included, the nearby village (5.5km) is perfect for a coffee, shopping, or enjoying the picturesque medieval streets, churches, and palaces. Explore ancient burial sites like the Necropolis of Norchia, with tombs carved into rock and surrounded by woodland.

For more shopping and dining options, Viterbo (20km) offers bustling markets, artisan shops, and a rich history, including the Palazzo dei Papi and the cathedral. You can also visit the natural hot springs in the area, either at luxury spas or the original outdoor springs.

For beach lovers, the coast is about 30km away, with sandy beaches and beach clubs offering sun loungers and bars. Alternatively, visit Lake Vico (20km), a serene spot with a protected lake beach.

## Local Amenities

Nearest Airport	Fiumicino Leonardo Da Vinci International Airport (86km)
Nearest Airport 2	Pisa International Airport (280km)
Nearest Village	Vetralla (5km)
Nearest Restaurant	Vetralla (5km)
Nearest City	Rome (77km)
Nearest Golf	Marina Velka Golf Club (40km)
Nearest Tennis	Tennis Asd Blera (16km)
Nearest Beach	Il Porticciolo Beach (39km)
Nearest Train Station	Vetralla (9km)



## What we love

- Villa Tuscia is a beautiful historic house which sits in vast grounds filled with olive groves and fields which are home to nine retired racehorses which freely graze.
- Up to twelve guests can sleep comfortably over five sumptuously decorated suites which all offer well-equipped en-suite bathrooms.
- Though the home is rurally located, guests can reach the closest village with restaurants and a supermarket at just 5.5km away. A wider range of amenities and attractions can be found in Viterbo which is 20km away.

## What you should know...

- Chef service is included in your booking, but the food and beverages will be billed separately. The villa will be stocked with foods of your choosing before you arrive.
- Those staying at the villa are unable to use the large appliances within the professional kitchen or the barbecue and these will be used by staff.
- The homeowner, butler and animals live on the estate but will not disturb you if not needed.
- Due to the rural location, we recommend that you arrive by car to visit some of the nearby villages and towns and drive to the coast and lakes.
- Whilst this property can comfortably sleep 12 guests, please note that 2 guests will be accommodated on the sofa bed in the loft suite.



# Terms & Conditions

- **Security deposit:** €500 charged to client's credit card by the owner as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.30 a.m.
- **Energy costs included?:** Extra cost, payable locally.
- **Linen & towels included?:** Yes and mid-week change.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement per pet per day will apply (payable locally).
- **Other Ts and Cs:** Chef service is included in your booking, but the food and beverages will be billed separately. The villa will be stocked with foods of your choosing before you arrive. Those staying at the villa are unable to use the large appliances within the professional kitchen or the barbecue and these will be used by staff. 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 may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **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:** 3 nights. All other durations on request.
- **Heating costs included?:** Extra cost from October to April that amounts approximately to €80-€150 per day, payable locally.
- **Tax:** Italian Visitors Tax is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately June to 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: IT056057B5W2V48SOQ