

# Casa Di Campagna

Region: Lazio    Sleeps: 17

## Overview

Casa Di Campagna is a charming rural retreat set in a green valley on the border of Lazio and Umbria, making it an ideal base for exploring both regions. Once a traditional farmhouse, the property has been beautifully renovated to sleep up to 17 guests, blending rustic charm with modern comfort.

The villa spans two floors, with the ground floor offering a spacious layout perfect for socialising. Here, you'll find a cozy living room with sofas and a wood burner, a formal dining room, and a country-style kitchen, all decorated in a calming style that complements the home's original stone features and antique furnishings.

Upstairs, there are six en-suite bedrooms, each with a double bed. Several rooms also feature bunk beds or additional singles, making them ideal for families. The property is perfectly suited for larger groups of friends or extended families looking for a peaceful countryside escape.

Outdoors, the extensive garden offers a private swimming pool, jacuzzi, and dining terrace with a barbecue—ideal for al fresco meals with views of rolling fields.

Enjoy countryside walks, bike rides, or visit the nearby River Tiber and Valley of the Badlands. Wine lovers can tour and taste at Tenuta le Velette vineyard, just 15km away. For day trips, head to Bagnoregio (10km) or the hilltop town of Orvieto (17km) for shopping, dining, and exploring local culture. Casa Di Campagna is the perfect blend of tradition, space, and location.

## Facilities



Villa • Wi-Fi/Internet • Air-Con • Tennis Nearby • Watersports • Pre-Stocked Fridge Available • Breakfast Available • Private Pool • Saltwater Pool • Ideal for Kids • Ideal for Teens • Hot Tub • Hairdryer • All Bedrooms En-Suite • TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa (250sqm)

### Ground Floor

- Living room with sofa, armchairs, wood burner, table and built in seating area
- Dining room with table seating 10 and open fireplace
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, kettle and coffee machine
- 2 x WC

### First Floor

- 3 x bedrooms with double-sized bed and en-suite bathroom with shower, sink and WC
- 2 x bedroom with double-sized bed, bunk beds and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC (and possibility of adding an additional single bed)

### Outside Grounds

- Private salt water swimming pool
- Jacuzzi
- Large garden with lawns and trees
- Outdoor dining tables
- Covered sofas
- Poolside sun loungers and parasols
- Outdoor chess board
- Barbecue
- Parking

### Additional Facilities

- Wi-Fi
- Air conditioning
- TVs
- Washing machine
- Dryer
- Hairdryers
- Iron and ironing board



# Location & Local Information

Surrounded by olive groves and farmland in a lush green valley, Casa Di Campagna offers a peaceful base for exploring Lazio, with easy access to Umbria and Tuscany. This rural area has long been known for its agricultural richness—local farms produce wine, olive oil, and hazelnuts, all of which can be enjoyed at nearby markets and restaurants.

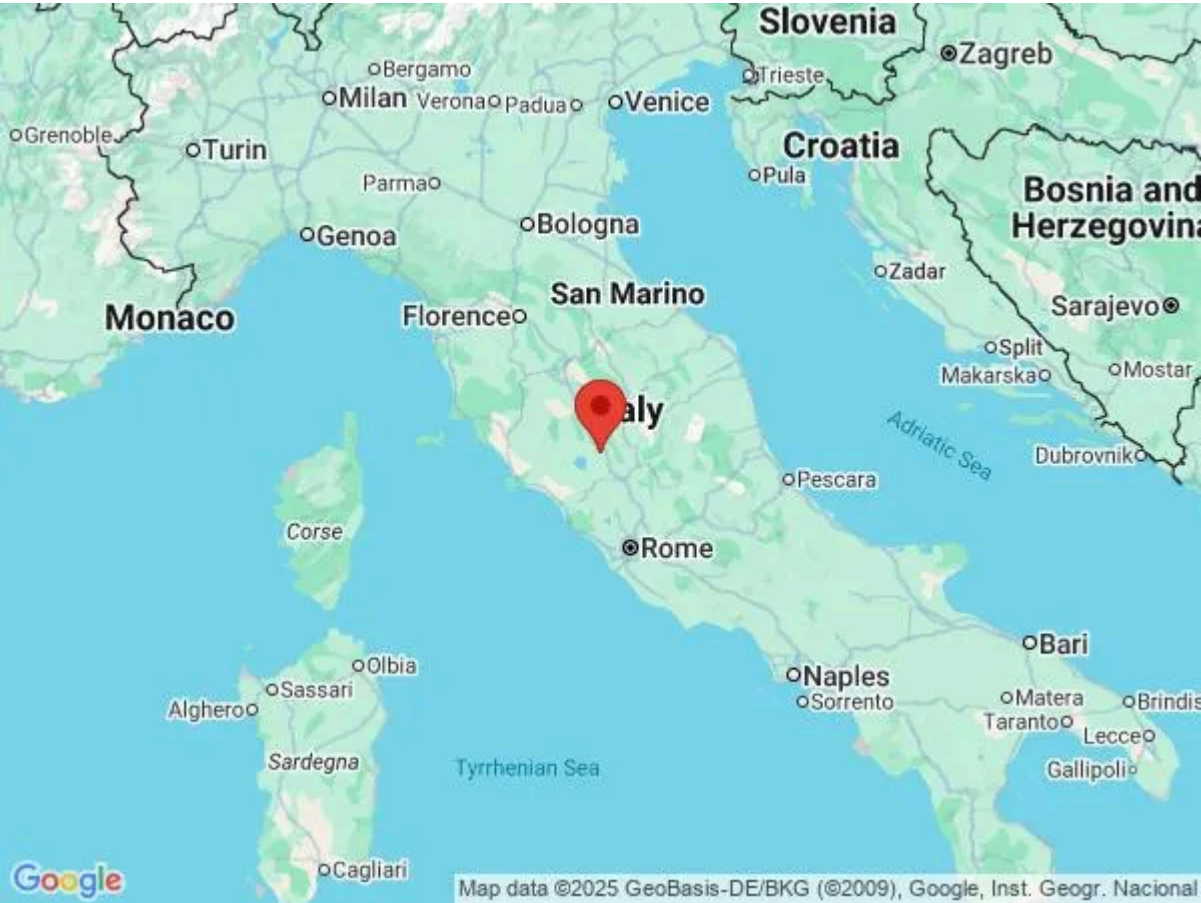
Nature lovers will appreciate the scenic walking and cycling trails, horse-riding treks, and nearby Lake Bolsena (24km) for outdoor adventures.

Charming villages are within easy reach. Bagnoregio (10km), known as the “dying village” for its dramatic hilltop position, offers historic streets, shops, and panoramic views. For more variety, Orvieto (18km) is ideal for a day trip or leisurely lunch, with its artisan shops, cafés, and a funicular ride to the old town—great for kids.

You can also explore Bolsena (18km), a beautiful lakeside town, or take longer day trips to Perugia, Lake Trasimeno, or even the coast, all around 75km away. Whether you're seeking food, culture, or nature, Casa Di Campagna is ideally located for a memorable Italian escape.

## Local Amenities

Nearest Airport	Perugia Airport (74km)
Nearest Airport 2	Rome Ciampino Airport (140km)
Nearest Village	(5km)
Nearest Town	(5km)
Nearest City	Orvieto (18km)
Nearest Restaurant	(3km)



Nearest Shop	Grocery store in local village (5km)
Nearest Golf	La Tana della Volpe Country Club (45km)
Nearest Beach	Marina Velca Beach (77km)
Nearest Tennis	Tennis Club Bagnoregio (9km)

## What we love

- Nestled in rolling countryside, the villa is a perfect blend of old and new; with modern facilities alongside antique furnishings and historic architecture.
- With 6 bedrooms and 6 bathrooms, plus spacious living areas, Casa Di Campagna is suited to a larger group and can comfortably sleep up to 17 guests.
- Outside you can enjoy incredible rural views as you swim in the private pool, soak in the jacuzzi or dine al-fresco.
- The home is perfectly placed for lazy days by the pool and walks in the countryside, however if you would like to do some shopping or dine out, there are a number of villages within easy reach and the city of Orvieto is just 17km away.

## What you should know...

- Most of the bedrooms in the home contain a double bed and an additional single bed or bunk beds, this set up is ideal for family groups.
- Due to the rural setting, we recommend that guests bring a car in order to visit the nearby town of Bagnoregio and city of Orvieto.



# Terms & Conditions

- **Security deposit:** Credit card details are required 2 weeks prior to departure for pre-authorisation.
- **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?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any other 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 home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. €240, payable locally. This is for a standard changeover clean. 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 during Easter, Christmas and New Year periods. 6 nights during all other periods.
- **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.
- **Property Licence Number:** CIN: IT056018C2N6VJFXKV