Cascina Ranieri

Region: Umbria **Sleeps:** 10

Overview

This traditional stone farmhouse is the perfect setting for your rural escape in Umbria's rolling green hills. Cascina Ranieri offers access to scenic walking routes in the Niccone Valley and picnics at Lake Trasimeno, paired with days out in the lively cities of Perugia and Città di Castello meaning you can explore all parts of Umbria with ease.

The villa is spread over two floors and offers a wealth of space for friends and family to gather together for a special trip. On the ground floor there is a large living room with comfortable sofas and a TV for watching a film together. The living room leads in to the dining area which in turn leads in to the well-equipped kitchen. If you need to work while here, you can make use of the light and airy study which doubles up as another bedroom when utilising the sofa bed.

Upstairs, there are four bedrooms available to guests; There is a double bedroom, a room which can be set up as twin or double, a bedroom with two twin beds and also a smaller room with bunk beds which is ideal for the kids. The three larger bedrooms all boast en-suite bathrooms and views over the verdant grounds.

Outdoors, the living spaces continue under the two vast covered terraces. Here you will find outdoor sofas and armchairs, a dining table and a barbecue, so you and your party can spend balmy summer evenings cooking and eating al-fresco and soaking in the countryside views. The garden also offers lots of space for the kids to run around, a climbing frame, a boules court and a private heated swimming pool, so there is plenty to keep everyone happy.

Though the villa enjoys a rural setting, there are a number of charming little villages under 5km away from the home. These villages each have a handful of cafes, restaurants and shops and are lovely places to visit for a morning stroll. When you wish to do some grocery shopping or explore historic attractions, there are also an array of larger towns and cities within easy reach. The closest is Umbertide which is 10km away, while Perugia which is the capital of Umbria is 48km away.

The area surrounding the home is also ideal for nature lovers as there are walking and hiking trails on your doorstep and you can also discover the stunning landscape by bike or by horseback. If you would like to go for an open-water swim or would like to simply unwind on the beach, Lake Trasimeno makes for the perfect day out and is 38km away by car.









Facilities

Cycling • Horse Riding • Exclusive • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Great Value • Historical Sites • Villa • Tennis Nearby • Private Pool • Wine Tasting • Recommended • Cots (Cribs) • Heated Pool • Pets on Request • Ideal for Teens • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • DVD • Dishwasher • Microwave • Smart TV • Heating • Board games • Swings • Climbing frame • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds









Villa Interior

Ground Floor

- Living room with sofas, fireplace and TV
- Dining room with table seating 8
- Fully-fitted kitchen with oven, hob, fridge, dishwasher, microwave, toaster, kettle and Moka pot
- Study with desk and sofa bed
- Utility room with freezer
- Guest WC

First Floor

- Bedroom with double-sized bed, seating area and dressing area, plus en-suite bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed or two twin beds, armchair and en-suite bathroom with shower, sink, bidet and WC
- Bedroom with two twin beds en-suite bathroom with shower, sink, bidet and WC
- Bedroom with bunkbeds

Outside Grounds

- Private heated swimming pool (8m x 5m, 1.8m deep) open approximately June to late September
- Large landscaped garden with valley views
- Covered terrace with dining table and outdoor sofas
- Poolside sun loungers
- Boules court
- Climbing frame
- Barbecue
- Parking

Facilities

- Wi-Fi
- Central heating
- Smart TV
- Washing machine
- Iron and ironing board
- Toys, board games, DVDs

Location & Local Information

If you are searching for a tranquil location for a trip with family or friends, Umbria is a beautiful base which is known as the “green heart of Italy.” Here you are able to sample the incredible local cuisine, explore historic hill top towns and make the most of the natural surroundings by hiking and walking through the nearby wooded trails.

The home offers guests an idyllic setting where you can let go of the stresses of day-to-day life and immerse yourself in nature. From the garden, you can see the Calzalaro Valley which is a long valley with flat pathways perfect for walking and cycling. It is also possible to explore this valley and the surrounding areas by horseback which is a lovely way to make memories with your party. Umbria is also known for its wine production and if you would like to sample some of the locally produced wines, a charming place you can visit is Chiesa Del Carmine. This vast, beautiful estate contains a 13th century church and a 16th century farmhouse and is surrounded by the family run vineyard. The winery is located 25km away by car and is somewhere you can spend the whole day exploring the buildings and grounds and taking part in wine tastings. You can also go on truffle hunting walks on the estate. When you wish to pick up some groceries or dine out in the evening, you will find the closest amenities in a number of villages which are scattered around the countryside. There are lots of these villages, but the closest are Montecastelli, Verna and Trestina which is are all under 5km away. In these little villages there are pizzerias, trattorias, cafes and a number of shops and supermarkets.

In addition to these smaller villages, there are a wealth of larger towns and cities which you can spend full days discovering. Umbertide is one of the closest at 10km away from the home and is a town steeped in over 2000 years of history. In town there are a plethora or restaurants, cafes and wine bars as well as shops and weekly markets where you can buy fresh produce and crafts such as the locally-made ceramics. History-lovers will enjoy walking around the ancient streets and visiting sights such as the









castle, fortress, archaeological ruins and stunning churches like the Church of Santa Maria della Pietà.

It is also worth paying a visit to the city of Città di Castello which is 16km away. Nestled inside the original walls you will see palaces, a bell tower from the 1200s and an cathedral which has been here for 1000 years. The city also has more modern sections and areas with incredible Baroque and Renaissance buildings.

If you enjoy spending time in a bustling city, you should also spend the day in Perugia which is Umbria's capital and is located 48km away. Perugia is a postcard worthy city which is famous for its Jazz festival which is held in the summer months and is also renowned for its chocolate making. You can learn more about chocolate production by taking a tour of the city's chocolate factory.

Local Amenities

Nearest Airport	**Perugia Airport (46km)**
Nearest Airport 2	**Florence Airport (151km)**
Nearest Village	**Montecastelli (4km)**
Nearest Town/City	**Umbertide (10km)**
Nearest Restaurant	**(6km)**
Nearest Shop	**Grocery shop in local village (4km)**
Nearest Golf	**Antognolla Golf (24km)**
Nearest Tennis	**Tennis Trestina (5km)**
Nearest Beach	**Spiaggia Lido di Fano (113km)**

What we love

- Cascina Ranieri is a traditional Umbrian home which sits in sleepy countryside where you can feel at ease amidst rolling fields and towering oak trees
- This secluded farmhouse offers open-plan living spaces and four bedrooms, comfortable accommodating 8 guests, with the possibility of accommodating an additional 2 guests on the sofa bed in the study on the ground floor.
- Enveloping the home you will find a large, landscaped garden with a private swimming pool and spacious covered terraces which overlook the stunning valley
- Though the villa enjoys a rural location, you will not be isolated here as there are many villages scattered around the nearby hills such as Montecastelli which is 4km away, Verna which is 4km away and Trestina which is all of 5km away

What you should know...

- The home's water is provided by a well which is filtered with an ultra-violet filter, this will need to be topped up during your stay and is simple to do.
- There are four bedrooms available, but if you need to accommodate more people, there is an additional sofa bed in the study area.
- For safety reasons and to protect heating equipment, we ask that guests cover the pool after using.
- Due to the serene, rural setting we recommend that you arrive by car to visit nearby towns and villages.
- The pool is not fenced, so children should be supervised when outdoors.

Terms & Conditions

- **Security deposit:** €500 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. 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.

- **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. 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.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean included in the price. 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:** 5 nights. All other durations on request.

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

- **Pool heating charge?:** Pool is heated via solar coils. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **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 late June to late September, but may be opened sooner, on request only. 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.