Casa Il Poeta

Region: Umbria **Sleeps:** 8

Overview

Experience the charm of Umbria in this historic townhouse, located in a traditional town between Rome and Florence, just 23km from Orvieto. This beautiful home offers a peaceful retreat with breathtaking views of the Umbrian countryside.

Step inside to discover a spacious living room beneath an ancient chandelier, and enjoy the comfort of a well-equipped kitchen-diner featuring terracotta tiles, a travertine countertop, and impressive appliances. There's also a wood fireplace for indoor grilling. The house sleeps up to 8 guests across three air-conditioned bedrooms, each with an en suite bathroom. Two bedrooms offer super king-size beds and two singles, while the third features a queen-size double and a lovely balcony. The blend of modern and antique furnishings, along with luxury mattresses and designer linens, ensures a restful stay.

Relax on the roof terrace with a glass of Orvieto wine, or explore the town's shops, café-bar, and restaurants. The owners provide an extensive list of local dining options and details on a nearby winery.

Although tucked away from the tourist crowds, this townhouse is perfectly located for exploring Umbria, Tuscany, and Lazio. Visit Orvieto's magnificent cathedral, the lakes of Trasimeno and Bolsena, or charming towns like Pienza, Cortona, and Città della Pieve. Day trips to Siena, Arezzo, Florence, and Rome are also easily accessible by car or train.

Facilities

Air-Con • Recommended • Romantic • Walk to Village • Historical Sites • Chef/Cook Available • All Bedrooms En-Suite • Instagrammable • Townhouse/Apartment • Washing Machine • Coffee Machine • Tourist Towns & Villages • Tumble Dryer • Dishwasher • Safety Deposit Box • Heating









Interior & Grounds

Townhouse Interiors (450m2 across four floors)

Ground Floor

- Additional bathroom with shower
- Underground cantina

Lower Ground Floor

- Study

First Floor

- Living room with TV and countryside views
- Open galley
- Kitchen, fully-equipped including dishwasher, fridge-freezer, coffee maker, electric oven, gas cooking range, wood fireplace and glass table for 6 guests (can be expanded for 8-10)

Third Floor

- Bedroom with king-size double bed (180x200cm), two single beds and en suite bathroom

Second Floor

- Bedroom with king-size double bed (180x200cm), two single beds and en suite bathroom
- Bedroom with queen-size double bed (160x200cm), small balcony overlooking countryside and en-suite bathroom with color therapy
- Laundry room

*All bathrooms feature rain showers

Outside Grounds

- Small roof terrace with cocktail tables and spectacular Umbrian views

Facilities

- Wi-Fi
- Air-conditioning units (bedrooms only)
- Underfloor heating in bathrooms
- Fans
- Gas fireplace (x2) and wood fireplace
- Smart TV
- Color therapy shower (in one bathroom only)
- Window screens and shutters
- Luggage racks
- Small treadmill
- Ironing facilities









Location & Local Information

Casa Il Poeta is a charming townhouse in a traditional Umbrian town, equidistant from Rome and Florence, just 23km from Orvieto. The town offers a small supermarket, two butchers, excellent restaurants, a café-bar, and a pottery shop. Take in the town's history by visiting the churches, castle tower, and walking along the historic walls.

A short drive away, you'll find a great food shop, a highly recommended winery, and a list of fantastic restaurants. The owners will also provide details about local swimming pool options for hot summer days.

Car hire is necessary due to the lack of taxis, with rental available at the airport or in Orvieto. The town is well-positioned for exploring Umbria, Tuscany, and beyond, with easy access to the A1 autostrada connecting Rome (136km) and Florence (146km). The nearest train station, Fabro, offers direct trains to Rome (1 hour 38 minutes).

Orvieto (23km) is a highlight, featuring its stunning cathedral, historic center, Etruscan museums, underground caves, and scenic hiking paths. Explore the surrounding area by electric bike or on foot, enjoy traditional Umbrian cuisine, and visit nearby wineries.

For day trips, head into Tuscany to visit the thermal waters at Fonteverde Spa (30km), Pienza (59km), Cortona (75km), or Siena (106km). In Umbria, explore Perugia (58km) or Lake Trasimeno (45km), with boat trips, lakeside beaches, and seasonal watersports.

Local Amenities

Nearest Airport	**Rome Airport (170km)**
Nearest Airport 2	**San Francesco d'Assisi Airport (70km)**
Nearest Train Station	**Fabro Scalo (8km)**
Nearest Village	**Ficulle (250m)**
Nearest Restaurant	**Fabro Scalo (8km)**
Nearest Supermarket	**Eurospin (5km)**
Nearest Town	**Orvieto (23km)**
Nearest City	**Perugia (58km)**









What we love

- Such a beautifully appointed Umbrian townhouse with exquisite décor, equidistant to Rome and Florence.
- Take a glass of chilled Orvieto wine to your roof top terrace for glorious views of the landscapes of Umbria.
- Antique and modern furnishings adorn the air-conditioned bedrooms alongside high-end bed linens and gorgeous en-suite bathrooms.
- Take a boat trip across Lake Trasimeno, swim in Lazio's Lake Bolsena and venture to the many gems of southern Tuscany from Cetona and Cortona to Siena and Arezzo.

What you should know...

- Air-conditioning is featured in the three bedrooms only.
- Car rental is necessary as there are rarely any taxis. As there is no car parking space, the owners will advise you about parking options in the town before you travel.
- There are a couple of excellent restaurants in the town – they're not always open every day so always double check and book ahead.

Terms & Conditions

- **Security deposit:** €800 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 16:00 - 19:00

- **Departure time:** 10:30

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

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

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
 Air-conditioning is featured in the three bedrooms only.
 Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
 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 home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €200, payable 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?:** Not allowed.

- **Minimum stay:** 2 nights.

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

- **Tax:** Italian Visitors Tax is included.

- **Internet access?:** Wi-Fi internet access included.