Villa Le Sabine

Region: Lazio **Sleeps:** 16

Overview

Hidden deep within the rolling Sabina countryside, just 30km from the eternal city of Rome, Villa Le Sabine is a timeless retreat wrapped in olive groves, wheat fields, and the elegant scent of rosemary and lavender. Once the private estate of a noble family and now lovingly transformed by architect Enrico Carlo Saraceni, this enchanting farmhouse is set on 70 hectares of pristine land, formerly dedicated to breeding polo horses and producing the prized “Sabina” olive oil.

At the heart of the property lies the main villa, adorned with terracotta floors, rustic beams, and graceful contemporary-country interiors. Here, you’ll find three stylish suites upstairs, while the ground floor opens to a warm, characterful sitting room, kitchen, and dining space. Outside, a pergola-cloaked portico offers the perfect setting for long al fresco meals. Nearby, two beautifully appointed guest houses and a charming two-apartment cottage provide additional privacy for groups.

The highlight? A glittering infinity pool filled with pure Nepi spring water, framed by spectacular views of Mount Soratte. With an outdoor pizza oven, barbecue grill, table tennis, and horses grazing in the distance, Villa Le Sabine is where rural beauty and quiet sophistication come together effortlessly.



Facilities

Cycling • Air-Con • Private Pool • Working Fireplace/Woodburner • Ideal for Kids • Villa • Chef/Cook Available • Ideal for Teens • Maid Service Available • Quirky (Unique) • Cots (Cribs) • Pets on Request • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Table Tennis • Dishwasher • Microwave • Smart TV • Outdoor Games • Heating • Ideal for Babies & Toddlers • High Chair(s)







Interior & Grounds









Main House

Ground Floor
- Well equipped kitchen
- Dining room
- Bathroom
- Sitting room with a chimney

First Floor
- Bedroom 1: Double bed, small living room, ensuite bathroom and kitchenette
- Bedroom 2: Double bed, small living room, ensuite bathroom
- Bedroom 3: Double bed, small living room, ensuite bathroom

Guest House 1
- Sitting room
- Bedroom 4: King-size bed
- Bathroom

Guest House 2
- Kitchen area
- Bedroom 5: King-size bed
- Bathroom

The 'Brown' Cottage
- Kitchen area
- Bedroom 6: Twin beds
- Bathroom

The 'Red' Cottage
- Sitting room
- Bedroom 7: Twin beds
- Bathroom

Outside Grounds
- Private swimming pool (15m x 4m; depth: 2.3m)
- Garden
- Patios
- Barbecue
- Authentic Italian pizza oven

- Hammocks and loungers

Additional Facilities
- Autonomous air-conditioning
- Hen-House (for fresh eggs)
- Cot and high chair (on request)

Location & Local Information

Villa Le Sabine sits serenely in the heart of the Lazio countryside, just an hour from Rome yet worlds away from its bustling pace. The surrounding region is known for its unspoilt landscapes, dotted with sleepy villages, olive farms, and vineyards, where life slows to the rhythm of the seasons. This area, Sabina, is steeped in tradition and celebrated for producing some of Italy's finest olive oil.

From the villa, you can venture out to explore Etruscan ruins, medieval hamlets, or the regional delicacies of local markets. Outdoor lovers will find hiking trails, riding routes, and plenty of scenic drives. Historic towns like Orvieto, Todi, Viterbo, and Spoleto are all within reach for enriching day trips.

Despite its countryside setting, amenities are within easy reach. Local trattorias, bakeries, and shops can be found in nearby villages, while a direct train line offers swift access to Rome for city adventures, culture, and fine dining.

Local Amenities

Nearest Airport	**Leonardo da Vinci International Airport (107 km)**
Nearest Bar/Pub	**Zona P.i.p (11 km)**
Nearest City	**Rome (78 km)**
Nearest Restaurant	**Zona P.i.p (11 km)**
Nearest Supermarket	**Eurospin (11 km)**
Nearest Town	**Civita Castellana (16 km)**
Nearest Train Station	**Civita Castellana (Borghetto) (9 km)**
Nearest Village	**Borghetto (9 km)**









What we love

- The infinity pool is filled with fresh Nepi spring water and panoramic views over Mount Soratte.
- Private guest houses and suites offer flexibility for multigenerational stays or retreats.
- The scent of herbs, old stone walls, and sunsets from the portico make every evening special.
- A professional pizza oven, outdoor grill, and shaded dining areas invite unforgettable al fresco meals.

What you should know...

- Absolute privacy surrounded my nothing but green fields and open countryside.
- The house is in a country home immersed between fields Olive Trees and Polo Ponys.
- The housing complex was designed and cured by an Italian leading architect: Enrico Carlo Saraceni.
- A car is highly recommend given the rural location of this property.

Terms & Conditions

- **Security deposit:** €3000 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:** After 1.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 11.00 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:** 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:** Extra €590, payable to Oliver's Travels with the balance payment. 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.

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

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

- **Pool opening dates?:** The pool is open approximately May to October/November. 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.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.