Villa Delizie

Region: Umbria **Sleeps:** 16

Overview

Villa Delizie is a welcoming Umbrian farmhouse retreat near Spoleto that masterfully blends relaxed country living with comfortable, modern conveniences, making it ideal for families or groups of friends seeking a memorable Italian getaway. Set amid panoramic fields and views of the Apennine Mountains, the villa offers spacious interiors and multiple living areas designed to accommodate up to eight guests with ease and privacy.

Arranged across two levels, the ground floor features a large dining room perfect for shared meals, a fully equipped kitchen, two double bedrooms (one with en-suite shower), a shower bathroom, and practical laundry facilities. Two separate internal entrances lead to the first floor, where sleeping areas include a double bedroom with bunk beds and en-suite shower, a double bedroom with a bathtub, a twin bedroom with its own bathroom, another double bedroom, a twin bedroom, and a relaxation area with sofa and TV—offering flexibility and space for everyone.

The villa's thoughtfully designed outdoor spaces are a highlight, with a private swimming pool that serves as a focal point for fun and relaxation under the Umbrian sun. A covered porch furnished with a dining table and chairs invites guests to enjoy al-fresco breakfasts, leisurely lunches, or barbecue evenings in the convenient barbecue area.

Villa Delizie's blend of bright, welcoming interiors, generous outdoor living, and peaceful countryside setting creates an inviting retreat where guests can unwind, connect, and savour the charms of Umbria.



Facilities

Golf Nearby • Air-Con • Private Pool • Villa • Cycling • Walking/Hiking Paths • Ideal for Kids • Maid Service Available • Ideal for Teens • Cots (Cribs) • Wheelchair Access • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • TV • Dishwasher • Microwave • Heating • Ideal for Babies & Toddlers • High Chair(s)







Interior & Grounds









The Villa

Ground Floor
- Fining room
- Full-equipped kitchen with oven
- Double bedroom
- Double bedroom with en-suite bathroom with shower
- Bathroom with shower and laundry area
- Accessible bathroom with shower

First Floor (accessed via two separate internal entrances)
- Double bedroom with bunk beds and en-suite bathroom with shower
- Twin bedroom with en-suite bathroom with bathtub
- Double bedroom
- Twin bedroom
- Bathroom with bathtub
- Relaxation area with sofa and TV

Outside Grounds
- Swimming pool
- Covered porch with table and chairs
- Gazebo
- Barbecue area

Additional Facilities
- Air conditioning
- Baby cot and high chair (on request)
- Ironing facilities
- Window nets
- Fire extinguisher
- First aid kit
- Gar and carbon monoxide detector
- Mosquito nets

Location & Local Information

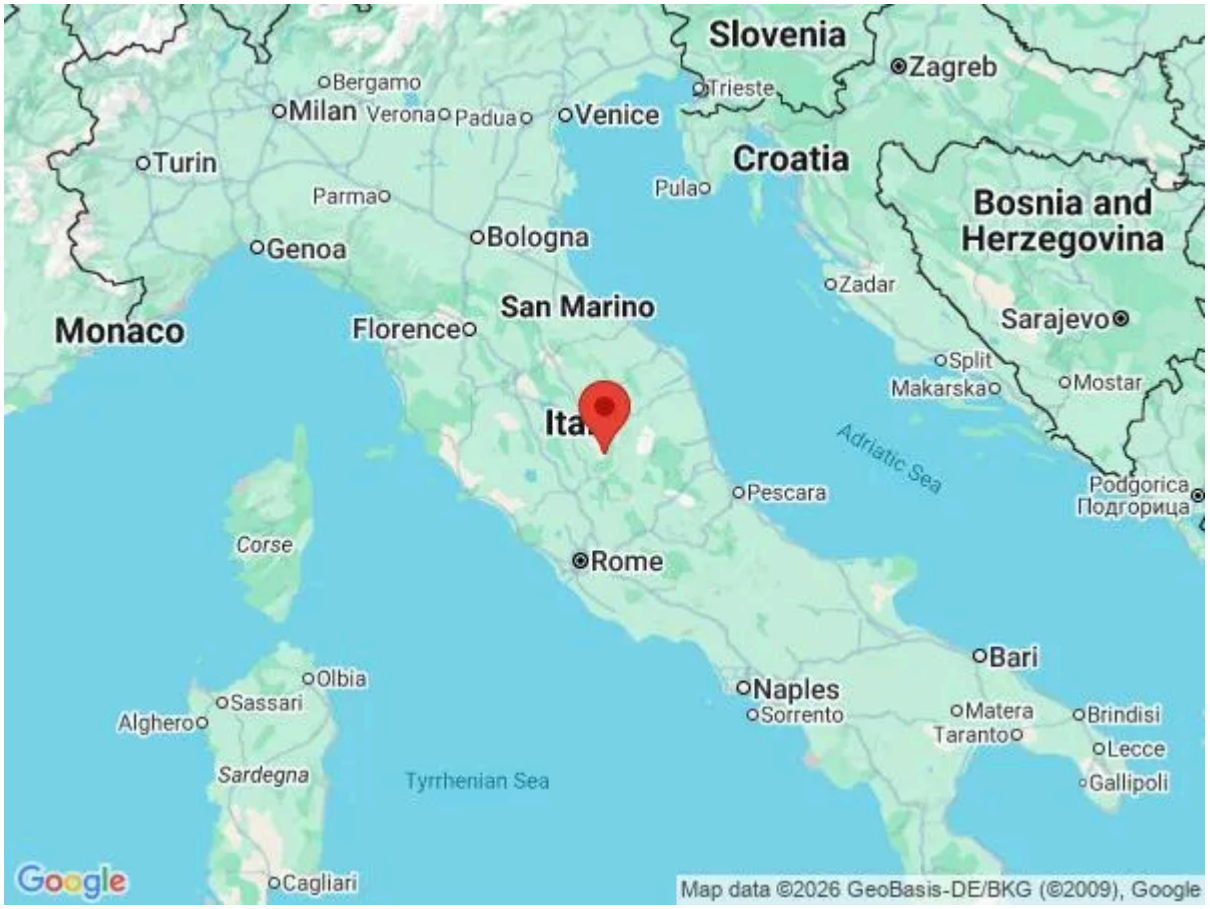
Villa Delizie is set in the peaceful Umbrian countryside, just a short drive from the historic town of Spoleto, offering a wonderfully relaxed base for exploring one of Italy's most unspoilt regions. Surrounded by open fields, rolling hills, and distant views of the Apennine Mountains, the villa enjoys a quiet rural setting that feels far removed from the crowds, yet remains conveniently close to local amenities, restaurants, and cultural attractions.

Spoleto is renowned for its medieval streets, impressive Roman ruins, and vibrant cultural scene, including the famous Festival of Two Worlds. Beyond the town, the surrounding area is rich in charming villages, olive groves, vineyards, and scenic walking routes, ideal for leisurely exploration. Day trips can include Assisi, Perugia, or the Valnerina valley, known for its dramatic landscapes and outdoor activities.

Villa Delizie's location perfectly balances tranquillity and accessibility, making it an excellent choice for guests who want to immerse themselves in authentic Umbrian life while enjoying easy access to historic towns, local food, and beautiful countryside scenery.

Local Amenities

Nearest Airport	**Rome Airport (164 km)**
Nearest Airport 2	**San Francesco d'Assisi Airport (55 km)**
Nearest Bar/Pub	**Spoleto (4 km)**
Nearest City	**Rome (135 km)**
Nearest Golf	**Il Pettirosso Golf Club (10 km)**
Nearest Restaurant	**Spoleto (4 km)**
Nearest Supermarket	**Todis (4 km)**
Nearest Train Station	**Spoleto (4 km)**
Nearest Village	**Spoleto (5 km)**









What we love

- Spacious countryside villa with flexible living areas, ideal for families or groups wanting comfort, privacy, and room to relax together.
- Beautiful outdoor spaces with a private swimming pool, covered dining porch, and barbecue area for effortless al fresco living.
- Peaceful Umbrian setting close to Spoleto, offering easy access to historic towns, scenic countryside, and authentic local experiences.

What you should know...

- The villa is located in a rural setting, so a car is recommended for reaching towns, shops, and restaurants.
- The accommodation is spread over two levels, with stairs throughout, which may not suit guests with limited mobility. The owner has informed us that the ground floor is wheelchair accessible, however please enquire for more details.
- The swimming pool is unfenced, so children should be supervised at all times.
- Beds can be joined or separated upon request.
- Air conditioning is available in the dining room and all bedrooms at extra cost per week.

Terms & Conditions

- **Security deposit:** No security deposit is required. Instead, guests must pay a mandatory, non-refundable Damage Waiver Fee (please refer to the “Damage Waiver” section below). This fee helps cover accidental and unintentional damage that may occur during your stay.

- **Arrival time:** 4 p.m. and 7 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.

- **> If not included, what are they?:** Air-conditioning available at €120 per week, payable locally.

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

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. / 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 are installed at the villa, please enquire for further information.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €250, 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?:** Not allowed.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Extra cost based on consumption, payable locally.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

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

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately end-March to late-October. 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.

- **Damage Waiver:** A mandatory, non-refundable damage waiver fee of €150 is payable to Oliver's Travels to give you added peace of mind during your stay. The damage waiver provides limited cover for accidental damage to the property or its contents, up to a maximum of €5,000. Damage caused by deliberate or reckless acts is excluded. Any damage must be reported during your stay for the waiver to apply. Failure to report damage will invalidate the waiver. Should the cost of repairing any damage exceed €5,000, guests will be responsible for covering the additional costs.