Villa Falisca

Region: Lazio **Sleeps:** 12

Overview

Villa Falisca is a welcoming countryside estate in the heart of Lazio's Tuscia region, offering two independent villas for up to twelve guests. Set within eight hectares of gardens and natural grounds, it is well suited to families or groups travelling together while still allowing space and privacy across the two homes.

Each villa has three bedrooms, three bathrooms, a fully equipped kitchen and comfortable living areas with a fireplace. Air conditioning is available in the bedrooms, while thoughtful touches include Smart TVs, Wi-Fi, safes and outdoor dining facilities. Together, the villas combine a relaxed country style with practical modern comforts.

Outside, each villa has access to its own private swimming pool, with both pools reserved exclusively for guests when the estate is rented as a whole. The grounds also feature a private tennis court, a bocce court, table tennis, hammocks, sun loungers, a vegetable garden, farm animals and an ornamental pond. The bocce court is particularly popular with guests and offers a relaxed way to enjoy some friendly competition. Extras can be arranged directly with the owners, including private chefs, yoga sessions, massages and tennis lessons, offering a wonderful way to enhance your stay.

Villa Falisca is located around 6 km from historic Sutri and approximately 45 km from Rome, making it a peaceful base for exploring both countryside and city.









Facilities

Air-Con • Ideal for Xmas/NY • Sailing • Ideal for Parties • Working Fireplace/Woodburner • Private Pool • Historical Sites • Wine Tasting • Recommended • Golf Nearby • Tennis Court • Canoeing/Kayaking • Ideal for Kids • Watersports • Villa • Horse Riding • Ideal for Teens • Chef/Cook Available • Cots (Cribs) • Pets on Request • Saltwater Pool • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Indoor Games • Tumble Dryer • Dishwasher • Safety Deposit Box • Smart TV • Outdoor Games • Home Cinema • Fire Pit • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Cooking Classes Available • Yoga Classes Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Villa Falisca comprises two independent villas, each with three bedrooms, three bathrooms, a kitchen and living areas.

Villa One (220 sqm)

- Living room: Sofa seating, fireplace, Smart TV and garden views
- Dining area: Dining table and seating
- Open-plan kitchen with central island and dining area
- Bedroom 1 (located on the upper floor): with a Double bed and access to a dedicated bathroom outside the bedroom with a large double shower
- Bedroom 2: with a Double bed and access to a dedicated bathroom outside the bedroom
- Bedroom 3: with Twin beds and access to a dedicated bathroom outside the bedroom
- Fully equipped outside cooking area including a traditional wood-fired oven, sink, stone barbecue and professional cooking grills
- Heated pool (please note, the pool is only heated during the winter months)
- Hot water outdoor shower located near the pool

Villa Two (190 sqm)

- Living room: Sofa seating, fireplace, Smart TV and views over the garden and surrounding countryside
- Dining area: Dining table and seating
- Kitchen: Open-plan country-style kitchen with separate dining area
- Bedroom 1: with a Double bed and an ensuite bathroom
- Bedroom 2: with a Double bed and access to a dedicated bathroom outside the bedroom
- Bedroom 3: with Twin beds and access to a dedicated bathroom outside the bedroom
- Home cinema
- Outdoor barbecue area with a stone-built barbecue and professional-grade grills.
- Heated pool (please note, the pool is only heated during the winter months)
- Hot water outdoor shower located near the pool

Outside Grounds

- Eight hectares of private grounds
- 2 x private heated swimming pools, measuring 15 x 6 m and 10 x 5 m
- Main saltwater swimming pool with natural-stone sun terrace
- Sun loungers, outdoor seating, parasols and gazebo
- Private tennis court
- Bocce court
- Stone barbecues and wood-fired pizza oven
- Outdoor dining areas
- Organic vegetable garden and vineyard
- Ornamental pond
- Small farm with hens, rabbits, sheep, goats and piglets
- Hammocks
- Table tennis
- Fire pit
- Private on-site parking
- Large outdoor stone kitchen, equipped with a generous barbecue, wood-fired oven, refrigerator and gas hob in the central area of the estate









Additional Facilities

- Wi-Fi
- Air conditioning in the bedrooms
- Washing machine in each villa
- Tumble dryer in one villa
- Oven
- Hob
- Dishwasher
- Kettle
- Toaster
- Blender
- Coffee machine
- Fridge-freezer
- Wine fridge
- Smart TVs with streaming services
- Sonos speakers
- Safes
- Hairdryers
- Iron and ironing board on request
- Yoga mats
- Board games
- Pool towels
- Picnic blankets
- Cots and highchairs available on request

Location & Local Information

Villa Falisca lies in the countryside of Lazio's Tuscia region, around 6 km from the historic town of Sutri and approximately 45 km from Rome. Surrounded by vineyards, woodland and gently rolling landscapes, the estate offers a peaceful base for exploring one of central Italy's lesser-known cultural regions.

Sutri is best known for its impressive archaeological park, where visitors can discover a Roman amphitheatre carved into volcanic rock, an ancient necropolis and a former Mithraeum. Nearby, guests can visit the Renaissance Palazzo Farnese and its gardens in Caprarola, or spend a day exploring the lakeside towns and watersports of Lake Bracciano.

Closer to the villa, local restaurants, cafés and supermarkets can be found within approximately 5 to 6 km. Golf, horse riding, wine tasting and tennis are also available nearby, while Rome remains within reach for day trips.

Local Amenities

Nearest Airport	**Rome Fiumicino (70 km)**
Nearest Airport 2	**Rome Ciampino (65 km)**
Nearest Bar/Pub	**Bar dolcissima (5 km)**
Nearest City	**Rome (45 km)**
Nearest Ferry Port	**Civitavecchia (70 km)**
Nearest Golf	**Golf nazionale (1 km)**
Nearest Restaurant	**Sutri (6 km)**
Nearest Train Station	**Termini (50 km)**
Nearest Village	**Sutri (6 km)**
Nearest Supermarket	**Conad monterosi (5 km)**









What we love

- Two independent villas allow larger groups to holiday together while retaining privacy between households
- Eight hectares of countryside provide a peaceful setting with lawns, mature trees and open views
- The organic vegetable garden and free-range hens bring an authentic taste of rural Italian life
- Sutri, Lake Bracciano, Caprarola and Rome are all within reach for rewarding day trips

What you should know...

- Villa Falisca consists of two separate, self-contained villas rather than one connected house
- The swimming pools are not fenced, and there is also an ornamental pond and small farm within the grounds, so children should be supervised closely throughout the property.
- An internal spiral staircase connects parts of Villa Falisca, so guests should take extra care when using it, particularly those travelling with young children.
- Animals live within the grounds, including hens, rabbits, sheep, goats, piglets, dogs and cats
- The owners may occasionally be present on the property as the have access to a separate family residence on the estate
- Security cameras are installed in and around parts of the property to ensure guest safety.

Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 16:00. Check-in after this time may be subject to a fee.

- **Departure time:** 11:00

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

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

- **Pets welcome?:** Yes, a maximum of 2 well-behaved dogs are allowed for no extra charge, with prior arrangement with the owner

- **Other Ts and Cs:** 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 in High season and flexible in the other parts of the year

- **End of stay cleaning:** Included, however 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?:** Smoking is permitted but only in ourside areas away from dry grass and brush.

- **Other 2:** Please note that the third villa shown in some images is privately used and is not included in the standard rental. It may be available upon request, subject to availability and an additional charge. When included, the estate can accommodate up to 20 guests and will be available for the exclusive use of the booking party.
 Please note that animals live on the estate and form part of the property's character. They are kept within designated areas and are not permitted to roam freely around the grounds. The estate's small dogs may occasionally be seen moving around the property.

- **Minimum stay:** 3-nights

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

- **Pool heating charge?:** 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?:** Yes.

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