

# Villa Conconi

Region: Lazio Sleeps: 8

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## Overview

Nestled among olive groves and pine forests, Villa Conconi is a delightful Italian villa rental built in the 1930's in the desirable and conveniently central Italian region of Sabina. This territory of rolling hills and secluded vineyards is still untouched by mass tourism, yet only 50 kilometers north of Rome.

The interior is entirely renovated and stands up as a prime example of classical Italian colonial style, complete with grand chimney and brick fireplace, with Tuscan terracotta floor tiling throughout. The entire villa is suitable for wheelchair access and has a disabled bathroom, a rare feature in such a traditional property.

The villa sits within the privacy of a neatly manicured garden with its own pergola dining terrace and private swimming pool, and barbeque with outside dining area. All guests also have access to their own tennis court, table tennis and a five-a-side football field.

The estate that Villa Conconi is located within produces a notable red wine and the local Sabina olive groves are credited with a reputable extra virgin olive oil. This property is the perfect base from which to explore the many nearby cultural and artistic attractions of central Italy, with Rome, Tuscany and Umbria all within a short day trip.

*\*\*\*For larger parties it is possible to rent sister properties Villa Faruffini (<https://www.oliverstravels.com/italy/umbria/villa-faruffini/>) (sleeps 8) and Villa Rovani (<https://www.oliverstravels.com/italy/umbria/villa-rovani/>) (sleeps 16) virtually next door - please follow links for more information.*



## Facilities

Ideal for Kids • Tennis Court • Golf Nearby • Historical Sites • Wine Tasting • Private Pool • Ideal for Parties • Ideal for Teens • Cots (Cribs) • Great Value • All Bedrooms En-Suite • Ground Floor Bed & Bath • Wheelchair Access • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Indoor Games • DVD • Dishwasher • Microwave • Outdoor Games • Working Fireplace/Woodburner • Heating • Caretaker/Owner on Site • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Villa Interior

### Ground Floor

- Large living room with dining area
- Fully-fitted kitchen with dishwasher and washing machine
- Twin bedroom with private shower-room (wheelchair accessible)

### First Floor

- Double bedroom with private bathroom
- Two twin bedroom with private shower-room

## Outside Grounds

- Garden with a pergola and a barbeque area
- Patio, with wooden table and chairs seating for 8 people
- Swimming pool (12x5m, depth: 1.20-1.40m). Open approximately June to September

## Facilities

- Hairdryer
- Disabled equipped toilet
- Sun loungers and parasols
- Tennis Court (shared)
- Five-a-side football pitch (shared)
- Table tennis (shared)
- Rackets and balls at free disposal



## Location & Local Information

Villa Conconi lies in the Italian central region of Lazio, in a perfect position for sightseeing Rome and day trip to Umbria and Tuscany.

The Estate is located 7 km from the quaint town of Magliano Sabina, in the enchanting Sabina area, a region still authentic and unspoilt. In a landscape of gentle hills where agriculture is in perfect harmony with the surrounding nature, you'll find an array of Roman villas, medieval castles, churches and abbeys and many remains of Italy's historic, cultural, architectonic and artistic past.

Riding schools, golf courses, natural bolted cliffs for free climbing, along with Mount Terminillo, ski resorts offer sports lovers an uncontaminated natural environment in which to play.

The area is alive in winter and summer for the holiday of your choice. Along pleasant country roads, you can easily reach breathtaking places still unknown by tourists. The motorway A1, instead, gives you an easy and quick access to some of the most important artistic sights of central Italy, such as Viterbo, Orvieto, Spoleto, Perugia but also Arezzo, Florence and Siena. Rome itself is just a few miles away, and very easy accessible, in less than one hour, by train or car.

## Local Amenities

Nearest Airport	<b>Rome (94 km)</b>
Nearest Airport 2	<b>Perugia (130 km)</b>
Nearest Village	<b>Magliano Sabina (7 km)</b>
Nearest Town/City	<b>Terni (42 km)</b>
Nearest Restaurant	<b>Magliano Sabina (7 km)</b>



Nearest Bar/Pub	<b>Magliano Sabina</b> (7 km)
Nearest Supermarket	<b>Magliano Sabina</b> (7 km)
Nearest Airport	<b>Magliano Sabina</b> (7 km)

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## What we love

- A chance to discover the Sabina region, a part of Italy still authentic and untouched by mass tourism.
- The villa has easy and quick access to some of the most important artistic sights of central Italy (Lazio, Tuscany and Umbria).
- The entire villa is suitable for wheelchair access and has a disabled bathroom, a rare feature in such a traditional property.

## What you should know...

- Guests should be aware that this is a very quiet destination with no real nightlife.
- The villa is 7 km from the nearest village so a car is necessary.
- This property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.

# Terms & Conditions

- **Security deposit:** €250 paid in cash to the owner upon arrival and refunded upon 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 am.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Pets not allowed.
- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information. This property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Extra €150, 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?:** Outside only.
- **Minimum stay:** 7 nights.
- **Heating costs included?:** Extra €40/day, 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 connection included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately June to September. 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. Please request it before arrival.