Casale Cocca

Region: Lazio **Sleeps:** 9

Overview

Nestled within the picturesque village of Trevinano, the enchanting stone villa known as Casale Cocca presents an idyllic retreat that seamlessly blends the charm of ancient Tuscan architecture with modern comforts. Positioned favourably between the regions of Lazio, Tuscany, and Umbria, this exquisite villa boasts a privileged location that conveniently reaches the historic allure of Rome and the artistic splendour of Florence.

Resonating with the timeless elegance of a traditional Tuscan farmhouse, Casale Cocca showcases a character-rich façade adorned with rustic wooden beams and is graced by terracotta and travertine floors that exude warmth. As you step across the threshold, the interior reveals an inviting haven adorned with furniture meticulously crafted by master artisans. This bespoke décor infuses each space with a sense of intimacy, enveloping guests in an atmosphere of comfort and ease.

Accommodating up to nine guests, the villa comprises four gracefully appointed double bedrooms, each thoughtfully furnished with its own LED TV. An additional single bedroom offers versatile lodging options. For those seeking moments of intellectual indulgence or playful leisure, a compact library stocked with a curated selection of English and Italian books, alongside an array of engaging games, promises delightful hours of entertainment for companions, friends, and family alike.

Step outside onto the charming terrace, where an awe-inspiring panorama unfolds. Gazing over the verdant expanse of the Natural Reserve of Monte Rufeno's lush woodlands and the undulating contours of the Tuscan hills, you're invited into a haven of relaxation. The private garden, adorned with a tapestry of seasonal vegetables and venerable olive trees, provides a serene sanctuary for strolls and tranquil contemplation.

The outdoor retreat is elevated further by an inviting swimming pool, partially fenced, and a jacuzzi that offer glorious views of the villa's captivating surroundings. Adjacent to these delights, a historic barn has been thoughtfully converted into an alfresco kitchen featuring a traditional oven ideal for crafting authentic Italian pizzas. For those who revel in the sizzle of a grill, a barbecue station is at the ready, allowing guests to prepare and savour the bounty of seasonal vegetables plucked fresh from the verdant garden.

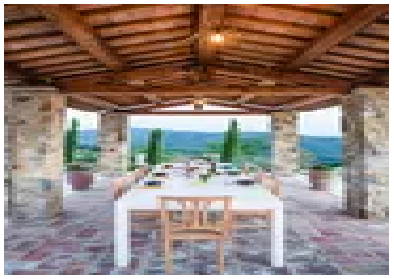
Casale Cocca embodies the essence of Italian countryside living, seamlessly melding timeless aesthetics with contemporary amenities. Whether basking in the sun-dappled splendour of the outdoors, relishing the comfort of the thoughtfully designed interiors, or indulging in the culinary delights conjured within the outdoor kitchen, this stone villa stands as an epitome of refined relaxation, promising an unforgettable escape in the heart of Italy's most cherished landscapes.

Please note the property is close to Montepulciano but actually located in Lazio

Facilities

Romantic • Ideal for Kids • Fishing • Horse Riding • Historical Sites • Recommended • Wine Tasting • Private Pool • Eco Friendly (Sustainable) • Quirky (Unique) • Ideal for Teens • Maid Service Available • Cots (Cribs) • Great Value • Chef/Cook Available • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Indoor Games • DVD • Hot Tub • Dishwasher • Smart TV • Sauna/Steam • Wine Cellar • Heating • Pre-Stocked Fridge Available • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Supports the local community (promotes local businesses) • Promotes Sustainable Living (Recycling) • Promotes Sustainable Living (Vegetable Patch) • High Chair(s) • Fenced Grounds

Interior & Grounds



Villa Interior

- Living room with LED Smart TV and DVD
- 4 x bedrooms with double beds and an LED TV
- Bedroom with single bed
- 3 x bathrooms
- Kitchen fully equipped with a dishwasher, coffee machine, kettle, blender, wine cellar, oven and fridge
- Kitchen terrace furnished with a table, chairs and umbrella

Outside Grounds

- Panoramic swimming pool (6.5m x 4.5m) with jacuzzi section (2m x 4.5m) (8.5m x 4.5m in total). Open approximately from beginning-May to end-September
- Outdoor shower and lounge chairs
- Outdoor laundry area equipped with washer/dryer, iron and ironing board
- Outdoor kitchen with large dining table, wood oven and BBQ
- Terrace with table and chairs
- Large, private garden with seasonal vegetable available for picking
- Wild fishing pond*
- Parking

**Available for use on request only so owners can remove waterlilies*

More facilities

- Air-conditioning available on request at extra cost, payable locally
- Wi-Fi
- Dolby Surround Sound
- Small library with books in Italian and English
- Alarm system available for activation
- High chair (on request)
- Baby cot (on request for additional cost)

Little Sustainability Gems About the Property
The owners are dedicated to green and renewable energy, installing solar panels on their holiday home.

Location & Local Information

Nestled amidst the captivating landscapes of Lazio, Tuscany, and Umbria, the villa enjoys an enviable location that beckons exploration of Italy's most cherished regions. With the majestic Monaldeschi Castle gracing the horizon just 1km west in Trevinano, Casale Cocca offers a panoramic view of historical beauty.

San Casciano dei Bagni is a charming medieval village, only 8km away, known for its natural hot springs and stunning countryside views. Wander through the cobbled streets to discover quaint shops, cafes, and historic buildings, or enjoy a peaceful walk in the surrounding landscapes.

Additionally, Lazio, a region renowned for its timeless appeal, is Italy's most sought-after destination, home to the iconic capital, Rome. The landscape unfolds a tapestry of flat plains, rolling hills, and more rugged mountains in the south and east, where the majestic Apennine Mountains ascend. Rome is an eternal treasure trove of cultural marvels, boasting attractions such as the iconic Colosseum, the Trevi Fountain, the Pantheon, and the sovereign Vatican City. Each visit to this splendid city unveils new layers of fascination, making Rome an inexhaustible wellspring of discovery. The charm of Lazio, Tuscany, and Umbria close to the villa invites you to embark on an enriching journey through Italy's multifaceted wonders.

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Local Amenities

Nearest Airport	**Perugia Airport (80km)**
Nearest Airport 2	**Florence Airport (165km)**
Nearest Village	**San Casciano dei Bagni (8km)**
Nearest Town/City	**San Casciano dei Bagni (8km)**
Nearest Restaurant	**San Casciano dei Bagni (8km)**
Nearest Bar/Pub	**San Casciano dei Bagni (8km)**
Nearest Supermarket	**San Casciano dei Bagni (8km)**
Nearest Shop	**San Casciano dei Bagni (8km)**

Nearest Tennis	**(30km)**

What we love

- Nestled in Trevinano village, between Lazio, Tuscany, and Umbria, Casale Cocca offers proximity to Rome and Florence
- Ancient Tuscan farmhouse style with wooden beams, terracotta floors, and master-crafted furniture, exuding warmth and charm
- The wonderful terrace overlooks Monte Rufeno's Reserve and Tuscan hills, perfect for relaxation and tranquility
- Enjoy the private garden with seasonal veggies, olive trees, a panoramic pool, jacuzzi, outdoor kitchen for pizza, and BBQ for al fresco dining

What you should know...

- The villa's rustic charm extends outdoors, but be mindful of uneven surfaces and steps in the private garden and terrace.
- While the panoramic pool and jacuzzi offer stunning views, ensure safety precautions, especially if traveling with children.
- We recommend that guests bring or hire a car to explore the surrounding villages and towns.

Terms & Conditions

- **Security deposit:** €300 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:** 4.00 -7:00 p.m. Check-in outside this time is subject to an extra cost. If agreed €50 will be payable locally (remote check-in). Please enquire for more details.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes. Extra €300 per week for A/C (on request), or pro rata for short stays, payable locally.

- **> If not included, what are they?:**

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

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet will apply (payable locally).

- **Other Ts and Cs:** Please note home security devices are installed at the villa, please enquire for further information.

- **Changeover day:** Saturday in July August and September. Flexible all other periods except on Sundays. Neither check-in nor check-out on 25th December, 26th December, 31st December.

- **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?:** Outside only.

- **Other 2:** A highchair and cot are available on request, subject to a fee of €50 per item (payable locally in cash).

- **Minimum stay:** A minimum stay of 7 nights applies in July, August, and September; 5 nights during all other periods, except on Christmas and New Year's, when a 4-night stay is allowed.

- **Heating costs included?:** Extra €70 per day payable locally.

- **Pool heating charge?:** Extra €250 per week (maximum temperature is 25° C), to be requested at least 24 hours in advance, paid in cash locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

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

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

- **Pool opening dates?:** The pool is open approximately beginning-May to end-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.