Bisenzio Farmhouse

Region: Umbria **Sleeps:** 12

Overview

Bisenzio Farmhouse has been lovingly restored using local materials to create a stunning holiday home. With its characterful look from the outside, step inside to discover luxurious, stylish and comfortable interiors.

Relax by the swimming pool with glorious views, read a book in the flowering gardens or sip the estate's wine on your panoramic terrace as you gaze over the Umbrian hills towards Orvieto. Prepare al-fresco meals by the stone barbecue and pizza oven for all the family or find a quiet spot under the pretty gazebo by the swimming pool.

Inside, each of the six bedrooms feature air-conditioning and en suite bathrooms whilst the beautiful living rooms have modern gadgets such as Smart TVs, Sonos speakers and even an Xbox One to keep youngsters entertained. This is contemporary living in beautiful Italian surroundings.

The farmhouse is part of a vast estate with olive groves, vineyards and a rare breed of grazing cows. On the estate there is an organic vegetable garden which produces its own vegetables, olive oil, wine and even saffron. Enjoy country walks through the estate and keen hikers can follow the white roads beyond to charming hilltop villages. Mountain biking and horse-riding are another way to see the breathtaking scenery around you.

Close to the Monte Rufeno National Park, the peace and tranquillity allows you to get away from it all. Yet you're well connected if you wish to explore with the A1 Autostrada connecting Rome and Florence just a ten-minute drive away. The local medieval village is a delightful place to go for a bite to eat, sitting above the Tiber or drive a little further to wonderful places such as Orvieto, Città della Pieve and Lago di Bolsena.

Near to the borders of Tuscany and Lazio, other magical towns just over an hour away include Siena, Cortona and Montepulciano or perhaps catch a train for a spectacular day out in Arezzo, Rome or even Florence.









Facilities

Ideal for Kids • Historical Sites • Golf Nearby • Air-Con • Wine Tasting • Walking/Hiking Paths • Private Pool • Working Fireplace/Woodburner • Villa • Wow Factor • Maid Service Included • Cots (Cribs) • Ideal for Teens • Heated Pool • All Bedrooms En-Suite • Instagrammable • Ground Floor Bed & Bath • Modern • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Pool/Snooker • Table Tennis • Microwave • Smart TV • Heating • Wine-Tasting Available • High Chair(s) • Fenced Grounds

Interior & Grounds









Villa Interior
Ground Floor
- Sitting room with fireplace
- TV Room with Smart TV and Sonos system
- Dining room
- Pool/billiards room
- Fully-equipped kitchen with kitchen island, oven, hob, microwave, blender, chopper and coffee machine
- 2 bedrooms with king-size bedrooms and en-suite bathroom with shower
- 2 guests toilets

First Floor
- 2 bedrooms with king-size bedrooms and en-suite bathrooms with shower
- Twin bedroom (beds can be joined) with en-suite bathroom with bath and shower
- Twin bedroom with en-suite bathroom with bath and shower

Outside Grounds
- Heated swimming pool (10 x 5 m, depth 0,50m to 1,35m), open approximately April to Mid-October. Pool heating is not available between Mid-October and Mid-April *(please see T&Cs)*
- Gas barbecue
- Pizza oven
- Gazebo
- Relaxing area

Facilities
- Mosquito screens on all windows
- Wi-Fi
- Air-conditioning in all bedrooms
- TV room with large Smart TV
- Pool table
- Table tennis
- Sonos system
- Alarm system

Location & Local Information

Situated near the Umbrian border with Lazio and Tuscany, the Bisenzio Farmhouse overlooks the stunning scenery of the Monte Rufeno National Park in Umbria, the green heart of Italy.

Set on a vast estate, organic wine, olive oil and high-quality beef are produced on the owner's farm. Indeed, the whole area is a food lover's paradise - Umbria is also home to the world famous salty Pecorino cheese and crisp dry Orvieto wine as well as chestnuts and truffles. Some of Italy's finest wine areas are on the doorstep and there are many small family-run vineyards which welcome visitors.

The Bisenzio Farmhouse is a haven of peace and tranquillity, yet it is conveniently located 9km from the A1 Autostrada between Rome and Florence. This means easy access to fascinating places including Orvieto, Arrezzo, Assisi, Cetona, Montepulciano, Perugia, Siena and Spoleto as well as the lakes of Bolsena and Trasimeno.

Rome is two hours away on the Autostrada, and served by regular trains from the local town, which is just a 10-minute drive from the property. Highlights include the Vatican City, Roman Forum, Colosseum and Spanish Steps.

Florence is about an hour and a half drive away and is on the train line nearby. Highlights include the Uffizi Gallery, Ponte Vechio, Boboli Garden, Pitti Palace.

Siena is an hour and twenty minutes drive away, and again reachable by train. Visit the beautiful Campo square where twice a year (2nd July, 16th August) the world famous Palio takes place – a horse race dating back to the 1600s.

Local Amenities

Nearest Airport	**Perugia (68 km)**
Nearest Airport 2	**Rome/Florence (160 km)**
Nearest Airport 3	**Rome Fiumicino/Rome Ciampino (180 km/170 km)**
Nearest Bar/Pub	**Local village (9 km)**
Nearest Restaurant	**Local village (9 km)**
Nearest Town/City	**Orvieto/Perugia (24 km/60 km)**
Nearest Train Station	**(11 km)**









Nearest Village	**(9 km)**
Nearest Supermarket	**Local village** **(9 km)**

What we love

- The views of the rolling Umbrian hills are absolutely stunning!
- The farmhouse is beautifully furnished with great attention to detail
- There are some wonderful walks through the estate's vineyards and olive groves - you can also visit the owner's organic farm
- The owners are environmentally conscientious with water sourced from underground wells and electricity generated from solar panels
- Situated in Umbria, near the borders of Tuscany and Lazio, you have three of Italy's most beautiful regions to discover

What you should know...

- Please note that air-conditioning is featured in the bedrooms only
- The large estate features vineyards, olive groves and the owner's farm as well as land where an ancient breed of cattle graze. Bisenzio Tower (https://www.oliverstravels.com/italy/umbria/bisenzio-tower/) is also on the vast estate, just a short drive away! Get in touch with us today to enquire about renting both properties together...
- The pool is not fenced, so children should be supervised when outdoors
- 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 are installed at the villa, please enquire for further information

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card as a pre-authorisation before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. to 7.00 p.m. Late check-in is allowed until 10:00 p.m. and it's subject, if agreed, to an extra cost. Please enquire for more details.'

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

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

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

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** The pool is not fenced, so children should be supervised when outdoors.

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 Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday Mid-May to Mid-September. Flexible all other periods.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Other Cleaning:** Additional cleaning (3 hours, Monday-Friday) included for bookings of 12 guests

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights Mid-May to Mid-Septmeber, 4 nights all other periods. All other durations on request.

- **Heating costs included?:** Yes, included in the rental price.

- **Pool heating charge?:** Extra cost (approx. €300 - €600), payable locally in cash. Pool heating is not available in the winter between Mid-October to Mid-April. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Pool heating is not available in the winter between mid-October and end-March.

Please request the pool heating option during the booking process to ensure that it is turned on for your arrival.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 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 April to end of 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.