La Rustica

Region: Umbria **Sleeps:** 30

Overview

Featured on Oliver's Travels TV Advert! – view here (https://youtu.be/K-vjOjV62XY)

Perched atop a picturesque hill in the serene Niccone Valley, the La Rustica estate beckons with its enchanting charm and meticulously restored hamlet. Offering sweeping 360-degree views of the valley, this idyllic retreat is surrounded by lush forests adorned with fig, pomegranate, and olive trees.

Accommodating guests in three generously spacious and sunlit apartments and two quaint detached stone houses nestled at the hamlet's base, La Rustica exudes elegance at every corner. Each abode is tastefully adorned with local Deruta tiles, boasting expansive living areas featuring inviting open fireplaces and floors adorned with artisanal terracotta tiles. Furnished with exquisite antiques and equipped with modern conveniences such as satellite television, the apartments ensure the utmost comfort. The cosy bedrooms, all featuring en suite facilities and air conditioning, offer a haven for restful nights.

The fully equipped kitchens afford breathtaking views from every window, while an easy-to-use alarm system ensures peace of mind for all guests. Adding to the allure of La Rustica is its splendid 16x8 meter pool, offering a refreshing oasis amidst stunning valley vistas. The hamlet's erstwhile chapel has been transformed into a charming venue for delectable buffet breakfasts and intimate dinners, available upon reservation. Guests can also indulge in leisurely matches at the tennis court, unwind in the sauna, or discover secluded corners within the private grounds to savour the tranquil ambience.

With complimentary Wi-Fi throughout the hamlet and attentive yet unobtrusive staff, La Rustica promises an exceptional retreat for independent families or couples seeking a relaxed yet exclusive holiday experience. Moreover, its captivating setting makes it an ideal venue for special celebrations, ensuring unforgettable moments in a truly enchanting locale.









Facilities

Historical Sites • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Tennis Court • Air-Con • Ideal for Parties • Recommended • Wine Tasting • Working Fireplace/Woodburner • Private Pool • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Chapel on Site • Maid Service Available • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • DVD • Safety Deposit Box • Satellite TV • Sauna/Steam • Heating • Pre-Stocked

Fridge Available • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Ideal for Babies & Toddlers

Interior & Grounds











The Borgo
Apartment 1 (8 pax - 210sqm) on the outside wall of the Hamlet
Ground floor
- Living room with French doors onto the outside space
- Large kitchen with fireplace
- Double bedroom (convertible to twin) with en-suite bathroom with bathtub and shower

First floor
- Large double bedroom (180 x 200cm - convertible to twin)
- Double bedroom (180 x 190cm - convertible to twin)
- Shared bathroom with shower and bathtub

Second Floor
- Large double bedroom (200 x 200cm - convertible to twin) with en-suite bathroom with free standing bathtub and shower

Apartment 2 (6 + 2 pax - 275 sqm) in the old Hamlet's courtyard
First floor
- Sitting room with fireplace and double sofa bed
- Kitchen with dining table seating 12
- Double bedroom (200 x 200cm - convertible to twin) with private terrace, en-suite bathroom with freestanding bathtub and shower

Staircase Landing
- Bathroom with shower

Second floor
- Double bedroom (170 x 190cm) with en-suite bathroom with shower
- Twin bedroom (100 x 200cm each) with en-suite bathroom with bathtub and shower

Apartment 3 (4 + 2 pax -140 sqm) in the old Hamlet's courtyard
Ground floor
- Living room with fireplace and a double sofa bed
- Large kitchen with large table

First floor
- Large double bedroom (200 x 200cm - convertible to twin) with en-suite bathroom with shower
- Twin bedroom (100 x 200cm each convertible into a double) with en-suite bathroom with shower

Annexe 1 (6 pax - 128 sqm) independent house
Ground floor
- Living room with fireplace
- Kitchen overlooking the valley with dining table
- Smaller double bedroom with French bed (150 x 190cm) and en-suite bathroom with shower
- Large double bedroom (180 x200cm - convertible to twin) with direct access outside and bathroom with shower, situated at the end of the bedroom's corridor)

First floor (Access via spiral staircase from the living room)
- Large bright double bedroom (180 x 200cm - convertible to twin) with en-suite bathroom with shower

Annexe 2 (2 pax - 90sqm) independent house
Ground floor
- Dining room with fireplace connected to living room
- Kitchen with French doors opening onto the terrace
- Guest toilet
- Double bedroom (200 x 200cm) with en-suite bathroom with shower

The Chapel
The original chapel has been converted into a magnificent dining and drawing room for guests, with outside grassy terrace with tables and chairs for dining al fresco.
The Chapel is a space used as a communal area between the hamlet's guests, as a welcome and information office, as a place where breakfasts or dinners on reservation are served, or where guests can find books, guides, tennis rackets, laptop of common use. The chapel kitchen and all its equipment in the chapel cannot be used by guests.

Facilities

- Air conditioning in all bedrooms(except in the Chapel for which portable air con units are provided)
- Hairdryers
- Wi-Fi
- Fireplace
- Satellite TV
- Sky cinema
- DVD player
- Hairdryer
- Washing machine
- Ironing facilities
- Vacuum cleaner
- Drying rack
- Windows screens
- Alarm system
- Safe in each room

Outside grounds

- Swimming pool (16x8m, depth 1,40 m), open approximately from end-April to mid-October
- Garden
- Tennis court (tennis rackets and balls available)
- Sauna
- Table tennis (bats and balls available)
- Parking
- Barbecue area
- Portable barbecue on request to be used outside the various units
- Boules set

Location & Local Information

Perfectly located between Umbria and Tuscany, La Rustica is situated on the top of a hill with a spectacular 360 degree view of the rolling countryside overlooking the historic Niccone Valley, North of Perugia (the capital of Umbria). This historic hamlet dates back to 1433.

Umbria & the Niccone Valley
Umbria well deserves its description as the 'green heart of Italy'. More lush and less developed than Tuscany, its cities and medieval hill top towns are steeped in centuries of fascinating history.

Despite being one of the smallest regions in Italy, Umbria has a wealth of attractions, with enchanting towns and beautiful countryside.

Those seeking relaxation will find it in abundance amid the tranquillity of Umbria's rolling hills, covered with vines and olives, cypresses and Aleppo pines, oaks and chestnut trees. Painters in particular will relish the seasonal splashes of colour – the brilliant red of poppies or rich yellow of sunflowers in summer, and the browns and golds of autumn. Walkers can enjoy the splendours of Umbria's mountain and hill scenery.

Few summer visitors will want to miss a visit to Lake Trasimeno, central Italy's largest lake. They may choose to relax on the beaches, enjoy the restaurants of the lakeside towns, or take a ferry to one of the lake's islands. Throughout the year, Lake Trasimeno offers particular delights to naturalists, who may observe at leisure grebe and duck or catch a glimpse of osprey. Even those with a more casual interest in wildlife may see hoopoes, or buzzards and hawks wheeling in the clear blue skies. At night, guests may enjoy occasional sightings of wild boar or porcupine and in early summer, the magic of fireflies and the song of the nightingale.

For those wishing to combine relaxation with more active pursuits, Umbria offers a fascinating history. From Etruscan through Roman, medieval and Renaissance









times, the region contains a wealth of evidence of its varied past. Assisi, Perugia and Orvieto are artistic centres renowned worldwide, but the discerning visitor may find much to enjoy in a host of smaller towns and villages, such as Gubbio, Todi, Bevagna, Spello, Citta di Castello and many more.

Home to St. Francis, Umbria holds many reminders of the Saint's presence, from the great basilica at Assisi, with its frescoes by Giotto, to the colourful fresco cycle by Benozzo Gozzoli in Montefalco. In the region's arts and crafts, past meets present, seen in the centuries-old pottery centres of Deruta, Gubbio and Gualdo Tadino, or in summer music festivals presenting symphonic or chamber concerts, opera and jazz.

A chance to meet local people and share in their love of good food and wine is provided by the numerous festivals, or sagre, held in small villages throughout the region each summer. Besides its wealth of attractions, Umbria is the ideal base for a wider exploration of central Italy. Florence, cradle of the Renaissance, and Rome are easily accessible by road or rail a couple of hours away.

The area where Borgo Bastia Creti is situated is called the Niccone Valley. The Tiber River runs through the entire length of the valley for 50 km, bestowing fertility on the soil.

The Niccone Valley is named for the stream that flows through it, spilling into the Tiber River at its eastern terminus near Umbertide. Part of the valley is in Umbria and part is in Tuscany. At either end are the Umbrian towns of Lisciano Niccone and plain Niccone. A small section from Mercatale to La Mita is in Tuscany.

The valley was a much traveled route throughout Italy's history, and evidence of its strategic position can be seen in the castles that dot the hilltops, facing off from both sides across the border.

It is in the northern-most Umbrian territory, a border zone between Umbria and Tuscany repeatedly crossed by cultural and artistic influences that have determined its

particular development in comparison to the neighbouring regions.

The entire district teems with splendid works of art and a happy balance has been achieved between ancient and modern, traditional and progressive.

Citerna, Montone, Pietralunga and Monte Santa Maria Tiberina, all deeply imbued with ancient civilization, combine the panoramic beauty of their position with sober medieval town planning. In Umbertide, S. Giustino and Lisciano Niccone, the many castles, parish churches, and abbeys bear witness to a past history of intense social upheaval and artistic and religious lifestyles. Città di Castello is a rare Umbrian example of Renaissance art and culture which harmonises perfectly with the events of national importance organised through the year.

The area is also considered a great gastronomic point, with specialties that can be tasted in the typical restaurants and trattorias of the Umbria region.

Staying in La Rustica will give guests the opportunity to visit Tuscany and its beautiful towns such as Cortona, Montepulciano, Siena, Arezzo or Sansepolcro.

Local Amenities

Nearest Airport	**Perugia (44 km)**
Nearest Airport 2	**Ancona (132 km)**
Nearest Bar/Pub	**Niccone (8 km)**
Nearest Restaurant	**(2 km)**
Nearest Shop	**Umbertide (12 km)**
Nearest Supermarket	**Umbertide (12 km)**
Nearest Town	**Umbertide (12 km)**

Nearest Village	**Niccone (8 km)**

What we love

- Featured on Oliver's Travels 2025 TV Advert – make sure you watch the video! (https://youtu.be/K-vjOjV62XY)
- On a hilltop in the Niccone Valley is the enchanting and marvellously restored hamlet, La Rustica estate.
- The perfect place to explore the beautiful, idyllic Umbria
- Great for foodies - not only are there wine tours nearby, but you can also visit producers of olive oil, cheese and salami!
- The English-speaking estate manager visits the property every day, in case you need help or advice.

What you should know...

- A car is highly recommended in order to explore this amazing region.
- Please note that an additional 4 guests can sleep on the sofa beds.
- Please note that on the grounds there is a private house that is occasionally occupied.
- The tennis court is occasionally shared with one nearby villa owner – there is an efficient booking system to reserve your spot on the court during your stay and La Rustica guests have priority on the external villa.
- 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 may be installed at the villa, please enquire for further information.

Terms & Conditions

- **Security deposit:** €1500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3 p.m. to 7 p.m. Check-in outside this time (but not later than 9:30-10:00pm) is subject 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?:** Small pets on request only and with prior agreement with the owner.

- **Other Ts and Cs:** Foldaway single bed available on request, at an extra cost of €30 per day (payable locally).
 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.

- **Changeover day:** Saturday from mid June to mid-September. Flexible during 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.

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

- **Other 2:** A travel cot, a highchair and additional single beds are available on request, at an additional charge payable locally in Euros. Please enquire for more info.

- **Other 3:** Please note that the use of any external caterers and/or contractors is on request, entirely at the owner's discretion and subject to additional fees charged by the owner (€1.000 per day).

- **Minimum stay:** 7 nights approximately end-June to end-August. 3 nights during all other periods only on request, please enquire for more details and pricing.

- **Heating costs included?:** Extra €5/m3, payable locally.

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

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

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

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.