Casa Giardino

Region: Umbria **Sleeps:** 8

Overview

Situated on a south-facing slope on an organic fruit and olive farm in the Niccone Valley, this enchanting villa in Umbria is enveloped by 25 acres of gardens and orchards and boasts captivating views of some of the most awe-inspiring countryside in Italy.

The open-plan floor space is warmly welcoming, with original archways, wood beams, and heated brick flooring connecting the comfortable lounge and dining spaces. The rustic, open kitchen will surely be a popular gathering spot, and is well appointed with modern appliances and extras, such as a bread maker and wood-fired range.

Four peaceful bedrooms sleep eight comfortably, and an equal number of stylishly renovated bathrooms make it easy to share space.

Breakfast on the sunny balcony or side terrace beside vibrant flowers will start mornings right, and the covered pergola and wooden poolside deck are excellent places to enjoy BBQ lunches with a view.

While you could be content spending your entire holiday within this charming estate, ancient castles, churches, and many delicious restaurants await in the nearby river town of Umbertide. Or, hop the border into Tuscany and take a day trip to Arezzo or Florence, perhaps while doing a bit of wine tasting along the way.









Facilities

Historical Sites • Walking/Hiking Paths • Romantic • Ideal for Kids • Working Fireplace/Woodburner • Air-Con • Wine Tasting • Private Pool • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Maid Service Available • All Bedrooms En-Suite • Ground Floor Bed & Bath • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Indoor Games • DVD • Outdoor Games • Heating • Babysitting Available • Children's videos/DVDs • Children's books • Changing mat • High Chair(s)

Interior & Grounds









Villa Interior

Ground Floor
- Bedroom with double bed and en-suite bathroom
- Large fully-equipped kitchen with multi-functional oven, microwave, dishwasher, two fridges and freezer, bread maker, food processor, blender, espresso maker
- Dining area with seats for 8 guests
- Sitting area with sofas, TV and fireplace

First Floor
- Master bedroom
- x2 Bedrooms with double beds and en-suite bathrooms

Outside grounds

- Shaded pergola and large, sunny balcony
- 25 acres of unspoilt countryside to explore around the house.
- Chlorine-free swimming pool (11 x 5 m, depth 1,30 m), open approximately from May to September
- Barbecue

Facilities

- Wi-Fi
- Stereo
- Books and videos/dvds, cd player

Location & Local Information

Casa Giardino has its own terraced garden on the estate, surrounded by the scent of herbs, roses, irises and peonies with fruit trees, olive trees and wildflowers all around. Gather your own seasonal fruit and vegetables and fresh eggs. The property overlooks an orchard and has a spectacular view of Monte Acuto.

The land, 25 acres, has been farmed organically since the late 1980s and is a haven for wildflowers and wildlife. Walking in the upper fields or woods may reveal the tracks of deer or wild boar. Porcupines raid the vegetable garden. A large hare has made his home in the lower apple orchard. Wild orchids grow in the fields in the spring and a bewildering array of wild mushrooms in autumn.

Local Amenities

Nearest Airport	**Perugia (43 km)**
Nearest Airport 2	**Florence (152 km)**
Nearest Village	**Montecastelli (10 km)**
Nearest Restaurant	**(5 km)**
Nearest Bar/Pub	**(10 km)**
Nearest Town/City	**Citta' di Castello (20 km)**
Nearest Supermarket	**Montecastelli (10 km)**
Nearest Shop	**Montecastelli (10 km)**









What we love

- This villa in Umbria is great for kids, with a fantastic pool, games, movies, and a play structure provided
- Guests can gather their own fruit and vegetables from the orchards and gardens for super fresh homemade meals
- The views from the villa are breathtaking, including glimpses of Monte Acuto

What you should know...

- A car is highly recommended in order to make the most of this beautiful region.
- There is no parking available at the villa but public parking is a two minute walk from the house for free.

Terms & Conditions

- **Security deposit:** €400 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.

- **Arrival time:** 5.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 9.30 a.m.

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

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

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

- **Other Ts and Cs:** A cot and a high chair are available on request. 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.

- **Changeover day:** Saturday.

- **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.

- **Minimum stay:** 7 nights.

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

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

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