



## Property 1557152189



**Number of beds:** 10  
**Bedrooms:** 5

### Bathrobes and Slippers

Indian Kimonos for personal use in the property and around the pool.

### Accessibility for people with reduced mobility

### Pets Allowed

Pets are allowed if well behaved: we must be aware of your pet (size, weight etc) in advance of your arrival so that appropriate arrangements can be made. A € 50 non-refundable cleaning fee is charged upon arrival. Additional charges for damage may be assessed. Pets are not permitted in the pool. Guests are responsible for pet waste cleaning inside the villa and throughout the property.

### Playground

### Air Conditioning Throughout

### Air Conditioning In The Bedrooms

### Hair Dryer In The Bathrooms

### Barbecue

### Fireplace

### Crib

### Available For Events

Upon request for small private events and for bigger, high-end events.

### Stereo system and DVD

### Fibre Internet

 Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

### Close to a vineyard or winery

The villa is a few kilometers from San Giovenale Habemus in Blera.

 Dishwasher

 Washing Machine

### Mattress sizes and bed dimensions

4 Suites and 1 Mini-Suite. Ground Floor: Garden Suite: 39 smq and king-size bed. Fountain Suite (suitable for people with disabilities): 39 smq and king-size bed. First Floor: Master Fireplace Suite: 42 smq and queen-size bed. Corner View Mini-Suite: 24 smq and 1 king-size bed or 2 single beds. Country Loft Suite (on two levels): 39 smq and 1 queen size bed and 1 sofa bed.

### Bath amenities

Half-week change of bed linen and towels; daily change of pool towels.


 Butler

### Nearby

The villa is 5 km from Ristorante Da Benedetta, Vetralla and 23 km from Ristorante La Pergoletta, San Martino al Cimino. The villa is 5,8 km from Bar Times Caffè, Vetralla. The villa is 5,5 km from Supermercato Conad, Vetralla, 4,9 km from Farmacia Tre B, Vetralla, and 5,7 km from BPER Banca, Vetralla.

 Parking Space

Free outdoor parking space.

 Swimming Pool

Fountain pool (12 x 1,80 m) Depth: 0,60 m.

 Heating

Floor heating throughout the house; Double-sided fireplace in the living area and fireplace in the Master Fireplace Suite.

### High Chair

 Concierge Service

Concierge services during the day and early evening for menu, grocery shopping, cultural itineraries, natural escapades, activities in the property (picnic, yoga, archery, horseback riding, etc.) and in the area (canoe or boat rentals on the lakes, beach clubs reservations, horse riding, biking, hiking, thermal baths, etc.) and any other concierge support. For emergencies 24/7 assistance by staff and Owner living on the property.

 Cook Service

The Cook assisted by staff service includes shopping, preparing, laying of the table, serving, clearing of the table and leaning of the kitchen for 7 breakfasts, 6 lunches and 4 dinners including sunset aperitivos. - Continental breakfast every day between 8 am to 11 am (guests have 2 hours of service in breakfast time). - 2 Courses Lunch every day between 13 pm to 15 pm (1,30 hour service). - 3 Courses Dinner including aperitivo for 4 evenings per week from sunset (3 hours of service within 11 pm). (Food and drink not included).

 Housekeeping

Morning housekeeping every day; Housekeeper service 8 hours x day (at your disposal for every need including drinks or snacks during the day as required).

 SPA


We can organize massages and beauty treatments in the property.

 Staff living on site

The housekeeper and the maintenance man both live on site.

### Mattress topper

 Satellite TV

 Countryside View

 Wi-Fi

\* **Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

## NEARBIES

Tenuta dei Cavalli is 93 km from Rome Ciampino Airport, 107 km from Rome Fiumicino Airport, 144 km from Perugia Airport, 280 km from Pisa Galileo Galilei Airport, and 329 km from Bologna Airport. The property is 5 km from Vetralla, 20 km from Viterbo, 24 km from Sutri, 33 km from Tarquinia, 34 km from Nepi, 46 km from Orte, 47 km from Civita Castellana, and 76 km from Rome.

## FEATURES

- 5 Suites (5 Double Bedrooms) + 1 Sofa Bed
- 5 En-Suite Bathrooms + 2 Guest Bathrooms
- Modern 12-meter Fountain
- Fully-Equipped Kitchen
- Living and Dining Room
- Garden
- Outdoor Dining Area
- Outdoor Lounge Area
- Paved Courtyard with Ancient Roman Basalt Rocks
- Etruscan Grotto and Archeological Site on the Estate
- Stables and Horses
- 1800-meter Riding Track
- Air Conditioning and Underfloor Heating





# DESCRIPTION

## Property 1557152189 - VETRALLA

### 5 Bedrooms

#### Location and Surrounding Area

Immersed in the serene Etruscan countryside, this magnificent five-suite farmhouse is ideally situated to explore the region's cultural highlights and most spectacular natural wonders. With breathtaking views of the surrounding area, this exclusive property is perfect for unforgettable day trips to the most beautiful towns in Latium, offering a unique opportunity to admire its splendid landscapes while immersing yourself in the region's rich historical and cultural heritage.

Vetralla itself is a charming town with all the shops and services you might need. From a culinary perspective, the area around Vetralla is renowned for its porcini mushrooms, so be sure to try a flavourful risotto while you're here, preferably paired with a glass of excellent local wine. The region is dotted with significant vestiges of Etruscan civilisation, including charming towns like Tarquinia, Vulci, Tuscania, Cerveteri, and Viterbo.

Must-see locations include the Etruscan towns of Sutri and Nepi. The Roman amphitheatre in Sutri, dating back to the 1st century B.C., once accommodated more than 9,000 spectators. The tombs carved into the rock are believed to hold the remains of important Etruscan rulers. Nepi is thought to have been founded more than 450 years before Rome. In addition to its churches and monuments, spend some time admiring the mediaeval towers and the Rocca dei Borgia castle.

The nearby lakes, Vico and Bracciano, of volcanic origin, boast unique geological features that make them an oasis for various aquatic plants, fish, and birds. Both lakes offer beautiful walking trails, water sports, and pleasant beaches for a refreshing swim during the summertime. These unspoiled, pastoral views have long inspired artists such as the French landscape painter Jean-Baptiste-Camille Corot.

Tarquinia, a UNESCO World Heritage Site, is famous for its Etruscan tombs. The ancient burial grounds, dating from the Iron Age through Roman times, provide fascinating insights into life during those periods. Be sure to visit the main Monterozzi necropolis, which contains 6,000 tombs, more than 200 of which feature stunning wall paintings depicting grand banquets, sporting events, erotic scenes, and various Etruscan myths.

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#### The Property

Set in serene countryside, Property 1557152189 provides the perfect retreat for those seeking complete privacy and relaxation in the heart of Latium. With panoramic views of the surrounding landscape, the property is ideal for the horses that the family breeds, using eight thoroughbreds. The estate also features a 1800-meter riding track, which doubles as a glorious morning run for joggers. The villa can accommodate up to ten guests in five suites with double bedrooms spread over two floors.

Immersed in a lush garden with views of the surrounding area, the villa boasts a unique courtyard paved with large ancient Roman basalt rocks. It is enhanced by a modern 12-meter drinking fountain, reminiscent of the old fonts typical of the surrounding villages in bygone days, where guests used to freshen up. With an exceptional al fresco lounge and dining area, the outdoor space is an idyllic spot for enjoying wonderful moments of relaxation with a good book.

Inside the farmhouse, the furniture reflects the eclectic taste of the owner, combining design elements and objects from the 1950s with antique pieces such as fireplaces and several chests of drawers. Ample space is given to Persian carpets, an impeccably tuned century-old piano, and Mexican drums, while at the centre stands a large dining table made from a fossilised millennial tree from New Zealand. The kitchen's style contrasts with the rest of the house: ultra-modern with cutting-edge equipment.

Flooded with light, the ground floor boasts a suite with direct access to the garden and sweeping views of the countryside. It includes a private room decorated with modern and antique design objects, a double bed, and an en-suite bathroom with a bathtub and shower. On the same floor, there is also a suite with direct access to the garden, decorated with modern and antique design objects, and wheelchair accessible. It features a double bed and an en-suite bathroom with a barrier-free shower.

Offering an exquisite blend of period charm and modern comfort, the first floor houses the villa's most important suite. With views over the entire countryside, the master suite has its own fireplace, wardrobe, double bed, and en-suite bathroom with shower and bathtub. The villa also features a two-floor suite spanning the first and second floors. With breathtaking views over the countryside, the suite includes a double bed on the upper floor and an en-suite bathroom with a shower.

On the first floor, you will also find a small suite with amazing views of the surrounding countryside. It offers a choice of a double bed or twin beds, and the en-suite bathroom includes both a shower and a bathtub. The two-floor suite also includes a sofa bed. Property 1557152189 features wireless Internet access throughout the property, air conditioning in all bedrooms and throughout the property, and underfloor heating.



PHOTOS









