

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 â,¬ 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 San Francesco d'Assisi Airport, and 247 km from Florence Peretola Airport. The property is 5 km from Vetralla, 20 km from Viterbo, 24 km from Sutri, 26 km from Tuscania, 33 km from Tarquinia, 34 km from Nepi, 46 km from Orte, 43 km from Lake Bolsena, 47 km from Civita di Bagnoregio, 47 km from Civita Castellana, and 76 km from Rome.

FEATURES

- 5 Suites with Double Bedrooms (Including 1 Wheelchair Accessible) + 1 Sofa Bed
- 5 En-Suite Bathrooms + 2 Guest Bathrooms
- 12-Metre Modern Drinking Fountain
- Ultra-Modern Kitchen with Cutting-Edge Equipment
- Living Room and Dining Room
- Persian Carpets, Century-Old Piano, Mexican Drums
- Outdoor Lounge and Dining Area
- 1800-Metre Riding Track for Horses and Jogging
- Lush Garden
- Courtyard Paved with Ancient Roman Basalt Stones
- Etruscan Grotto and Archeological Site on the Estate
- Horse Breeding Facilities (8 Thoroughbreds)
- Air Conditioning and Underfloor Heating





DESCRIPTION

Property 1557152189 - VETRALLA

5 Bedrooms

Location and Surrounding Area
Property 1557152189 enjoys a privileged location just 5 km from the centre of Vetralla, nestled in the picturesque Lazio countryside. Surrounded by rolling hills, lush forests, and expansive olive groves, the estate offers breathtaking panoramic views. Guests can easily explore the charming town of Vetralla, with its historic streets, local markets, and traditional cuisine, while also enjoying outdoor activities in the nearby countryside, including hiking, horseback riding, and scenic walks through the surrounding landscapes.

Just 5 km from the estate, the enchanting town of Vetralla captivates visitors with its historic centre, cobbled streets, and beautifully preserved ancient churches and medieval architecture. Guests can explore the City and Territory Museum, discover charming artisan shops, and wander through vibrant traditional markets filled with local produce, or simply enjoy a leisurely stroll while soaking in the authentic, timeless atmosphere and picturesque views of this quintessential Lazio town.

The surrounding countryside offers an extraordinary wealth of natural attractions, from gently rolling hills and fragrant olive groves to lush, shaded forests perfect for hiking, cycling, and horseback riding. The nearby Cimini Mountains provide scenic trails, hidden viewpoints, and breathtaking panoramas over valleys and ancient villages, making the area ideal for those seeking outdoor adventure, fresh air, tranquility, and unforgettable moments of connection with the unspoiled beauty of nature.

Beyond its stunning landscapes, the region is celebrated for its rich culinary traditions, artisanal products, and exceptional wine production. Guests can visit nearby family-run wineries, taste exquisite local delicacies, and savour authentic Italian cuisine in cosy, traditional trattorias. Historical towns, quaint villages, and ancient landmarks dot the countryside, offering cultural excursions that combine centuries of art, architecture, history, and gastronomy, providing a truly immersive experience in the heart of Lazio.

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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 the family breeds, including eight thoroughbreds. The estate also features a 1,800-metre 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 stones. It is enhanced by a modern 12-metre drinking fountain, reminiscent of the old fountains typical of the surrounding villages, where guests once used to freshen up. With an exceptional al fresco lounge and dining area, the outdoor space is an idyllic spot for enjoying 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 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 both 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 principal suite. With views over the entire countryside, the master suite has its own fireplace, wardrobe, double bed, and en-suite bathroom with both a shower and bathtub. The villa also features a two-storey 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, there is also a charming small suite with stunning panoramic views of the surrounding countryside. It offers a flexible choice of a double bed or twin beds, and the elegant en-suite bathroom includes both a shower and a bathtub. The spacious two-storey suite also includes a comfortable sofa bed. Property 1557152189 features reliable wireless Internet access throughout the entire property, air conditioning in all bedrooms and throughout the house, and efficient underfloor heating.

PHOTOS



































































