

**Casale Oasi del lago** offers an unforgettable stay in the countryside with the same comforts and services of a **Beauty Farm**, thanks to its **Wellness Room**, provided with a SPA Jacuzzi, flat TV, massage armchair, sun lamp.

Inside this unique farmhouse, guests can enjoy of many activities, as: swimming pool, billiard, minigolf, bowling, ping pong, volley, badminton, park games for kids, kajak, fishing in the lake with direct access from the property and much more.

Located less than one hour drive from Rome, Casale Oasi del lago is characterized by the research of perfection and the very high quality services. The property is surrounded by a garden of 2000 sqm, an olive tree grove and more than 300 fruit plants. The farmhouse comprises a main villa and its annex - with a large billiard room - and the "Guest House", a wood chalet of 50 sqm just 80 mt far from the villa.

The villa forms part of a small group of rural houses with an historic church that was built between the 1700s and the 1800s. Today these homes have been restored into residential villas, ideal for those who love the countryside but do not wish to feel isolated.

### **MAIN VILLA**

Ground floor: living room with fireplace and an oak-beamed ceiling, from the living room access to the patio furnished with table seating 16 and gardening furniture. Big kitchen with table for 10, 1 bathroom, 1 twin bedroom. Independent entrance, 1 double bedroom with en suite bathroom.

First floor: large terrace, corridor leading to 1 twin bedroom (convertible into double), 1 bathroom with bath tub, small living room with TV and fireplace, 1 double bedroom with en suite bathroom. It can accommodate **8 people**.

### **ANNEX TO THE MAIN VILLA**

Billiard and games room, 1 double bedroom with allergy free system, 2 massage chairs, bathroom with shower, laundry room, storage. Access to the patio. Possibility of additional 3 beds on the mezzanine floor for teenagers. It can accommodate **5 people**.

### **GUEST HOUSE**

Small porch with sitting area, living room with 1 double sofa bed, TV Full HD and DVD player, 1 bedroom with 2 large bunk bed (bed size each 90X200cm), kitchenette fully equipped with automatic coffee machine, 1 bathroom. It can accommodate **6 people**.

### **WELLNESS ROOM**

Set up in a glass structure, whirlpool with 6 different hydro massage jets and aromatherapy, tanning bed, massage chairs, gym, small changing room, shower.

## **RELAX CABIN**

Canadian-fir cabin for 4 persons, with entrance through the Wellness Room, where it's possible to enjoy of:

- Finnish sauna
- 7 colors chromotherapy
- Ozonation
- Hi-Fi system

The closest motorway is 15 km away from the property (about 20 minutes drive).

## **CLOSEST AIRPORTS:**

Rome Fiumicino 95 Km

Perugia Sant'Egidio 140 km

Florence Vespucci 255 km

## **PLACES OF INTEREST IN THE SURROUNDINGS (less than 2 hours drive):**

Rome 65 km

Florence 250 km

Assisi, UNESCO World Heritage Site, and, above all, homeland of St. Francis 115 km

Orvieto, with its Cathedral, widely considered the most glorious example of Italian Gothic 92 Km

Perugia, the city of chocolate, artists and art lovers 140 Km