Made of local stone, this **100 year old Umbrian villa** was completely rebuilt and renovated in 2017.

Lovingly adorned with wood carvings, from the donkey on the wooden gate, to the myriad of animal carvings within the villa, this villa is unique. It is located within a large park of about 25 acres, in a panoramic position overlooking the Tiber River and the Alviano Oasis. The surrounding park is covered in trees, plants, flowers, and has many resident deer, goats, and donkeys. A landscaped garden around the villa has multiple areas for lounging and dining al fresco. The villa's swimming pool and spa services are located indoors, but with sliding doors that open fully to the outside. The facilities include a **heated, salt water swimming pool**, a heated Hydromassage Jacuzzi SPA tub, a spa with a tropical shower and Turkish bath, and a bathroom.

Ground Floor:

The interiors of the villa, adorned throughout with wood carvings, welcome guests with an impressive stone arch separating the living and dining area. The living room is furnished with colorful sofas and has a guest bathroom with a sink and toilet. It opens to the dining room, through which the villa's pool and **spa** are accessed, which is **framed by natural stone, wood-beamed ceilings, and painted panoramic views**! There is an additional large lounge room with a sofa bed (160 cm) for two and a separate bathroom as well as another entrance to the pool and spa. The villa's kitchen is well equipped with an oven, microwave, toaster, electric tea kettle, American coffee maker, Italian moka and espresso machine.

Four bedrooms, **each with en suite bathrooms with showers**, are on the ground floor. The first, Asinello, has a large queen size bed (170 cm) and one narrow bed (80 cm, most suitable for young people) in the loft. The second, Gallo, has a queen size bed (160 cm) and a decorative loft. The third bedroom, Capretta, is the children's blue and yellow room. It has two narrow single beds (80 cm; most suitable for young people); one on the main floor of the bedroom and the second in the bedroom's loft. The fourth bedroom, Gatto, has a queen size bed (160 cm) and a decorative loft. All of the bedrooms have access to the villa's garden.

First Floor:

Stairs from the lounge lead up to one double bedroom with an en suite bathroom, the Gufo Suite, on the first floor. This **suite has a large queen size bed** (170 cm)

and a narrow single bed (80 cm, most suitable for young people) **and** within the bathroom is a **Jacuzzi** tub with a shower head. It has a private boardwalk connecting it to the upper level of the garden.

The closest motorway is A1 – exit Orte – 30 km from the Villa.

CLOSEST AIRPORTS:

Perugia Sant'Egidio 83 km
Rome Ciampino 115 km
Rome Fiumicino 130 km

Places of interest in the surroundings:

Bomarzo, with its enigmatic monster park or "sacred wood", 13 km

Civita di Bagnoregio, known as "the dying town", is one of the most evocative Italy's cities, 20 km

Orvieto, with the famous Gothic Duomo dating back to the 13th century, 30 km

Todi, limited by three rings of walls (Etruscan, Roman and medieval), contain countless treasures, 40 km

Assisi, native town of St. Francis, is a UNESCO World Heritage Site, 70 km