



- Umbria, self catering, Country house holiday rental

apartment "Il Noce", 60 sq. m/646 sq. ft., two bedrooms, one bathroom, sleeps 3+1	
short description	
<u>Layout</u>	
Apartment	60 sq. m/646 sq. ft. - two floors, covered terrace
Sleep	4, on two bedrooms, one twin and one double; baby cot available on request
Accommodation type	Self-catering
General services	Linen provided, independent gas-heating, safe deposit-box; on request: TV, radio-CD player
Ground floor	Single room: living room - dining room - kitchen corner and wood burning fireplace
Kitchen furniture	Dishes, cutlery, pots and pans, italian coffee maker and other utensils, small fridge, three-burner stove, electric oven
Living Room	Armchairs, seating for 4
Dining room	Table and chairs, seating for 4/6
First floor	2 Bedrooms, 1 Bathroom, covered terrace
Bathroom	1 Bathroom with basin, toilet, bidet, shower
Bedrooms	1 twin, 1 double with private covered terrace equipped with table and chairs, seating for 4
Outside & Outdoor	Reserved covered area with table, chairs and deckchairs, garden, kitchen garden, BBQ, vegetables garden, fruit trees, lawns (1000 sq. m/1200 sq. yd.), growings (20 hectares/50 acres). For your outdoor activities just out of the door, short path (400 meters) and long path (2500 meters) through the growings all around the house, for walks,

	training, jogging, MTB;
Swimming-pool	swimming-pool 14 x 7 meters, deckchairs and sunshades, surrounded by lawns

apartment "Il Mandorlo", 95 sq. m/1,022 sq. ft., three bedrooms, two bathrooms, sleeps 5+2

short description	
<u>Layout</u>	
Apartment	95 sq. m/1,022 sq. ft. - two floors
Sleep	7, on three bedrooms; two double on the 1st floor, one single on ground floor; one single bed in the anteroom and up to two baby cots on request;
Accommodation type	Self-catering
General services	Linen provided, independent gas-heating, safe deposit-box, washing-machine; on request: TV, radio-CD player
Ground floor	A large room with living room - dining room - kitchen corner, a wood burning fireplace, one bedroom and a bathroom suitable for disabled
Kitchen furnitures	Dishes, cutlery, pots and pans, Italian coffee maker and other utensils, fridge with freezer, four-burner stove with oven, washing-machine
Living room area	Wood burning fireplace, sofa bed and armchairs, seating for 6/8
Dining room area	Table and chairs, seating for 6/8
Bedroom	One bedroom suitable for disabled with one single bed
Bathroom	One bathroom suitable for disabled, with basin, toilet and shower
First floor	Two bedrooms, 1 bathroom
Bathroom	One bathroom with basin, toilet, bidet, bathtub/shower
Bedrooms	Two, one with a double bed, one with a double bed and one single bed; baby cot on request
Anteroom	Large anteroom with one single bed
Outside & Outdoor	Reserved covered area with table, chairs and deckchairs, garden, kitchen garden, BBQ, vegetables garden, fruit trees, lawns (600 sq.m/6,458 sq.ft), coltures (20 hectares/50 acres). For your outdoor activities just out of the door, short path (400 metres) and long

	path (2500 metres) through the growings all around the house, for walks, training, jogging, MTB
Swimming-pool	Swimming-pool 14 x 6 meters, deckchairs and sunshades, surrounded by lawns

apartment "L'Ulivo", 110 sq. m/1,184 sq. ft, two bedrooms, two bathrooms, sleeps 4+2

short description

Layout

Apartment	110 sq. m/1184 sq.ft. - two floors
Sleep	5 + 1 (one additional beds in bedrooms), + baby cot; two bedrooms, one triple with one double bed and one single bed and one double with two single beds and one added bed; baby cot on request
Accommodation type	Self-catering
General services	Linen provided, independent gas-heating, washing machine, tv, stereo cd and cassette player, safe deposit-box
Ground floor	Living room with fireplace, dining room, kitchen, bathroom with little bath-tub/shower
Bathroom	One bathroom with washbasin, toilet, a middle-size bath/shower
Kitchen furniture	Cutlery, pots and pans, Italian coffee maker and other utensils, fridge with freezer, four-burner stove with oven
Living room	Wood burning fireplace, sofa and armchairs, seating for 6
Dining room	Table and chairs, seating for 8 + 4
First floor	Two bedrooms, one bathroom
Bathroom	One bathroom with washbasin, toilet, bidet, bath/shower
Bedrooms	Two bedrooms, one triple with one double bed and one single bed and one double with two single beds and one added bed; baby cot on request
Outside & Outdoor	Reserved covered area with table, chairs and deckchairs; garden, kitchen garden, BBQ, vegetables garden, fruit trees, lawns (1000 sq. m/1200 sq. yd.), coltures (20 hectares/50 acres). For your outdoor activities just out of the door, short path (400 metres) and

	long path (2500 metres) through the growings all around the house, for walks, training, jogging, MTB;
Swimming-pool	Swimming-pool 14 x 7 meters, deckchairs and sunshades, surrounded by lawns

Guest house, 80 sq. m/970 sq. ft., two bedrooms, one bathroom, sleeps 4+2

short description

<u>Layout</u>	
Apartment	80 sq. m/862 sq.ft. - one floor
Sleep	6, one double bedrooms, one double + bunk bed, baby cot available on request
Accommodation type	self-catering
General services	linen provided, independent gas-heating, stereo cd and cassette player
Ground floor	Large living room with fireplace, dining room, kitchen, two bedrooms, one bathroom
Bathroom	One bathroom basin, toilet, bidet, bathtub/shower
Kitchen furniture	Cutlery, pots and pans, Italian coffee maker and other utensils, small fridge, three-burner stove
Living room area	Sofa and armchairs, seating for 4, wood burning fireplace
Dining room area	Table and chairs, seating for 6/8
Bedrooms	Two double bedrooms + one large bunk bed; baby cot
Outside	Covered terrace shared with apt3 with table, chairs and deckchairs, garden, kitchen garden, BBQ, little fruit trees, lawns (1000 sq. m/1200 sq. yd.), coltures (20 hectares/50 acres)
Swimming-pool	Swimming-pool 14 x 7 meters, deckchairs and sunshades, surrounded by lawns

The Guest house can be rented only together with the apt3

High Season: 1 July - 31 August, Christmas, New Year's day, Easter	
Apt "Il Noce" - (3+1)	550
Apt "Il Mandorlo" - (5+2)	750
apartment "L'Ulivo" - (4+2)	800
Apt "L'Ulivo" + Guesthouse - (10+2)	1400
Extra charge	
Gas Heating	from 1 October to 31 May, euro 1,30 per m3

The Guesthouse can be rented only together with the apt3
Daily rates on request (depending on number of guests, nights stayed and season)

General services	Availability
Use of water and electricity	included
Use of heating gas, 01/06 - 30/09	included
Use of heating gas, 01/10 - 31/05	extra charge
Linen availability	included
Linen for bay cot	not available
Weekly linen change	included
Kitchen, stove, dishes, etc, availability	included
Swimming pool availability	included
Final clean	included
Laundry service	on demand
Daily maid service	on demand
Cooking service	on demand
Security deposit	extra charge

included	on demand	extra charge	not available
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General Info

- Last Minute Offers
- 10% discount on second week
- 10% discount on reservations booked the week before start stay
- These offers are valid only on weekly stay during High and Medium season, and they are not cumulative.
- Mode of payment: 30% on reservation by bank money order, and 70% on arrival

- Breakage/security deposit is Euro 200 refunded at departure
- Rental rates include also electricity and water expenses, weekly changed linen and use of swimming-pool
- No Final Cleaning extra charges
- Gas heating metered from the 1st of October to the 31st of May, (Euro 1,30 per cubic meter)
- Housekeeping is provided prior to arrival
- Swimming pool is 14 x 7 meters, about 46 x 23 ft., the max. depth is 1,80 m (5,95 ft), the min. depth is 1,20 m (3,90 ft.). It's usually opened from June to September; if your rental is before the 31th of May or after the 15th of September, please contact us in order to know whether the pool is open or not.
- Check-in on Saturday after 4 p.m., check-out on Saturday before 10.a.m.
- Minimum stay, one week on High Season, three nights on Low and Medium Season
- Daily rates on request: depending on number of guests, nights stayed and season
- Available, on request, contact with local activities for maid services, laundry services, guided tours and excursions, cooking services according to "Umbria" tradition
- The apartments are also available for long-term rentals
- Rates and terms are subject to change without notice
- Currency: Rates shown are in EURO

Others info

THE ROUTE TO CASALE GREPPO

(> is direction)

From South Italy:

Highway A1 Roma-Milano, Exit Orvieto > San Venanzo,
San Venanzo > Rotecastello; or,
Highway A1 Roma-Milano, Exit Orte > Terni-Perugia, Exit

Marsciano-Collepepe > Marsciano > San Venanzo > Rotecastello.

From North-West Italy:

Highway A1 Milano-Roma, Exit Val di Chiana > Perugia >
Exit Marsciano-Collepepe > Marsciano > San Venanzo > Rotecastello.

From North-Est Italy:

Venice > Padova > Ravenna > Cesena > San Sepolcro > Città di Castello >
Perugia > Exit Marsciano Collepepe > Marsciano > San Venanzo >
Rotecastello.

Main Distances In Km:

**TODI 25, DERUTA 20, ORVIETO 35, ASSISI 50, PERUGIA 33, SPOLETO 50,
ROMA 150, AREZZO 100, FIRENZE 170, SIENA 130.**

[ROADMAP](#)
[\(link to Mapquest\)](#)

SHOP

In San Venanzo you can find small grocer's shops, a chemist's, bars, newsagents' and other; but when you are looking for a big shopping centre, you have to reach Marsciano which is about 10 km away. On Monday mornings in Marsciano there is a sundry articles market. Every last weekend of the month you can visit, in Perugia, the modern antique market. I suggest to leave your car down, in the underground parking, located within Rocca Paolina, then, by escalators you can easily reach Vannucci street, in the centre of Perugia, just behind the market. I also suggest to visit Montefalco, about 45 minutes south, where you can find beautiful loom made linen and some special wines of local production.

SURROUNDINGS

I suggest to see the small mid-age villages surrounding Greppo. The nearest, Rotecastello, is easily reachable walking. At nights its well enlightened walls and tower make the landscape at Greppo full of atmosphere. Other villages to visit near Greppo are: Poggio Aquilone, Civitella dei Conti, Collelungo, and the fantastic Montecastello di Vibio with the smallest public theatre of the world.

WATER & ELECTRICITY

We ask you to be as sparing as possible with water because of any long and dry periods.

The tap water isn't drinkable, but is good to wash yourself and to cook, then we advise visitors to drink bottled water.
The voltage for electrical appliances in Italy is 220 volts.

SWIMMING POOL

Swimming pool (14 x 7 metre, about 46 x 23 ft.) are not open all the year around. If your rental is before 31th May or after 15th September, please contact us in order to know whether the pool is open or not. Maximum depth is 1,80 m, due to safety reasons.

OTHER SERVICES

Available on request, contact with local activities for extra daily maid and cooking services, according to Umbria tradition.

HEATING

Heating may be required in apt. rented from 1st October to 31th May, in this period a measured extra charge is requested to visitors (euro 1,30 per cubic meter).

INSECTS & DISTURBANCES

Since our properties are located in rural settings and are surrounded by coltured fields, farm-machinery will be used from time to time. At night insects (mosquitos) are attracted by light. We advise visitors to bring appropriate ointments for mosquito bites, etc.

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