



- Umbria, self catering, Country house holiday rental

Apartment 1, 60 sq. m/646 sq. ft., two bedrooms, one bathroom, sleeps 4;	
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 2, 95 sq. m/1,022 sq. ft., three bedrooms, two bathrooms, sleeps 7;	
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 disables
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 3, 110 sq. m/1,184 sq. ft, two bedrooms, two bathrooms, sleeps 5+1;	
short description	
<u>Layout</u>	
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 6;	
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	

Layout of the apartments

[Apt 1](#)
[Apt 2](#)
[Apt 3](#)
[Guesthouse](#)
[Whole house](#)

Baby equipment

Notes:

Check-in on Saturday after 4 p.m., check-out on Saturday before 10.a.m.

Outside: garden, 1000 sq. m/1200 sq. yd. of lawns, kitchen garden, a small orchard and aromatic herbs for cooking, private covered space with table, chairs and deckchairs, 20 hectares/50 acres of land among olive trees, fruit trees, woods and cultivations of wheat, com and sunflowers.

Private swimming-pool 14 x 7 meters (about 46 x 22 ft.) surrounded by lawns and furnished with umbrellas, sunbeds and deckchairs.

Available short path (400 meters, 450 yards) and long path (1500 meters, 1700 yards) that goes across the fields all around the house, for walks, trainings, MTB, and so on.

For your babies, available two baby cribs, baby chair, baby backpack, many toys, without extra cost.

Available added beds without extra cost.

Large outdoor parking.

Bathroom linen availability is composed by one small, one medium and one large size towel for a couple of person.

The towels can be used only into the apartments, swimming-pool towels are not available.

Suitability: the apt2 has a bedroom and a bathroom on ground floor, it's suitable for disabled.

Local activities: public swimming-pool, tennis, excursions, riding grounds, fishing, golf.

**** Up to 15% discount on High Season rate ****



High and Medium season offers

May has now the Medium season rate

**** 10% discount on second week ******** 10% discount on reservations booked the week before start stay ****

*** * these offers are valid only on weekly stay from June to September, during High and Medium season, and it are not cumulative * ***

"Week-end in Rome"

Our guests can benefit in everyone of the
Happy Guest Bed&Breakfast
of a reduction of **15%** on the current rates

Roma**Rooms? Bed and Breakfast? Residence?**

valid only for a minimum staying of two nights during low and middle season and due to availability

Stay	One week	5 nights	4 nights	3 nights
Low Season: 1 October - 31 May; Christmas, New Year's day and Easter excepted				
Apartment 1	490	460	380	280
Apartment 2	650	610	490	370
Apartment 3	725	690	550	410
Apt 3 + Guest house	1150	1100	880	660
Middle Season: 1 June - 30 June and 1 September - 30 September				
Apartment 1	570	500	400	300
Apartment 2	750	670	530	400
Apartment 3	850	750	600	450
Apt 3 + Guest house	1350	1200	950	710
High Season: 1 July - 31 August, Christmas, New Year's day, Easter				
Apartment 1		680 -10%		
Apartment 2		900 -15%		
Apartment 3		1000 -15%		
Apt 3 + Guest house		1600 -10%		
Extra charge				
Linen *avail. on request	included	50 *	50 *	50 *
Gas Heating		from 1 October to 31 May, euro 1,30 per m3		

The Guesthouse can be rented only together with the apt3

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

included

on demand

extra charge

not available



General Info

High and Medium season offers

- 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 it are not cumulative.
- ◊ Mode of payment: 30% on reservation by bank or postal money order, and 70% on arrival
- ◊ Breakage/security deposit is Euro 200 refunded at departure
- ◊ Rental rates include also electricity and water expances, 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
- ◊ 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 night's 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.

[please, compile this mailform to chek the availability](#)

or send an e-mail: info@casagreppo.it

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