

Key Features

- 3 Bedrooms
- 1 Bathroom
- 2 Shower Rooms
- 3 WCs
- Sleeps 6
- Private pool
- Beautiful Views
- Air-conditioning
- Wireless internet
- Maid service
- Nearest village Otricoli (1.2 miles)
- Tennis available in Otricoli
- Canoe hire on river Tiber
- 1 hour drive to Rome
- 2 hour drive to Florence

Bedrooms

Ground Floor

- Bedroom 1 - Twin bedroom with en-suite shower room/WC.

First Floor

- Bedroom 2 - Double bedroom with en-suite shower room/WC.
- Bedroom 3 - Twin/double bedroom (1.80m 4-poster bed can be made as 2 x 0.90m twins) with en-suite bathroom/WC. TV. Open fireplace. Views.

Living Areas

- Living/TV room
- Open fireplace
- Doors to terrace
- Open plan kitchen/dining room
- Wood burner
- Patio doors to garden and terrace

General



- Bed linen provided
- Towels provided
- All cutlery and utensils provided
- Private pool
- Air conditioning
- Wireless internet
- Tennis nearby
- Canoe hire
- Outdoor dining
- BBQ
- Hammock
- Parking available
- Children welcome
- Shops/restaurants nearby
- Electric gates
- Maid service

Entertainment

- Table Tennis
- Soccer court
- Volleyball court
- TV with DVD player
- CD and Stereo

Pool Area/Outdoor Area

- 2.4 acres of partly terraced grounds, large lawns, mature trees and shrubs
- Roman ruins scattered in the garden
- Covered gazebo
- Hammock
- Outdoor dining facilities
- Built in charcoal BBQ
- Stone steps
- Private pool 7m x 5m
- Parking spaces for 3-4 cars
- Electric gates



