



# EUROVILLAS & TOURS

## Casa Charlotte, near Rome

- Four bedroom converted farmhouse - sleeps 8
- 2 double rooms, 1 twin room and 1 bunk room – each with ensuite
- Outside covered dining area (loggia) and kitchen
- Swimming pool (12m x 6m) with shaded patio area

A charming villa conversion from a family farmhouse originally built in the 1800s retaining many of the original features including terracotta floors, white plaster walls, and furnished with traditional Italian farmhouse furniture. The house is in its own grounds and is part of a small hamlet which includes working farms which give the locality its particular atmosphere. The feeling is timeless. Winding lanes take you through farms, olive groves and vineyards with views over the Tiber valley. More ambitious walks to local hilltop villages offer great views over the unspoilt countryside. Within a short drive there are medieval towns and villages to explore with cafes, bars and restaurants to discover.

The area is famous for its pecorino cheese and olive oil, and for its local festivals which take place throughout the year. Villages compete to make theirs the best and they are all delightful and very Italian and reflect that this is an undiscovered and traditional corner of rural Italy. At the same time Rome is only an hour away and easy to get to by car or local train. But after a day out in Rome you will find yourselves happy to return to the quiet and beauty of the villa and the garden.

The house itself has 2 self contained double bedrooms and a twin bedroom with bathrooms and each also has its own sitting area and cooking facilities. There is also a bunk room with toilet and basin. The master bedroom has a separate kitchen with fireplace. Outside overlooking the garden there is a large loggia (a covered area for dining and relaxation) with a kitchen, a perfect place to gather for lunch, dinner or drinks. The garden (1 ha) has fruit and olive trees and vines. Below the house is the swimming pool with a sitting area shaded by plum trees & kiwi fruit.

The nearest village, Roccantica, high on its hilltop, has beautiful, quiet pedestrian lanes constructed 1000 years ago. The view from the village is of the Tiber valley west across to the mountains of Etrusca. It has 2 excellent restaurants with local Abruzzese and Sardegian cuisine. But Roccantica is only one of a number of lovely hilltop villages and towns in the area, many connected to the abbey of Farfa about 15 kms away which dates back to the 6th century. Their churches are filled with frescoes and paintings, some dating back to this period, and their citadels and streets reflect the richness and variety, and also the troubled nature, of their long and eventful history.

Eurovillas & Tours Limited  
PO Box 99430, Newmarket  
AUCKLAND  
t: 09 302 1505 f: 09 302 1509  
e: [info@eurovillas.co.nz](mailto:info@eurovillas.co.nz)  
[www.eurovillasandtours.co.nz](http://www.eurovillasandtours.co.nz)



- A 30% non-refundable deposit is required to secure your booking.
- Balance payable 10 weeks prior to departure from New Zealand.
- Arrival is **between 4pm and 6pm** unless by prior arrangement.
- Departure is **prior to 10am** unless by prior arrangement.

Please ensure you have fully comprehensive/all risks travel insurance. The owners of the property and their rental agent accept no responsibility for accidents of any nature occurring within the boundaries of the property or use of any facilities and equipment. Use of the property and its facilities is entirely at your own risk.

