Charming holiday letting  
Latium Countryside  
"La Pazziella"

Self-catering charming Villa surrounded by olive trees and vineyards. Stunning view of the Tiber valley, and the Soratte mountain. Private pool and porch perfect to relax in a lovely sunset or al fresco dining.

Charming Longère Farmhouse, detached, 1 floor, separate entrance, in a (an) Wine estate

Setting: exclusive, calm

Capacity: from 2 to 6 person(s)
Bedroom(s): 3
Room(s): 2

Selci Sabino - Province of Rieti (RI) - Latium (Lazio)

Italy

Advert No. 29724

www.iha.co.za
Charming holiday letting
Province of Rieti - Latium (Lazio)
"La Pazziella"

Charming Longère Farmhouse, detached, 1 floor, separate entrance, in a(an) Wine estate

- Ideal for all age groups, family
- View : panoramic, not overlooked, country side, swimming pool, Vineyards, fantastic sunset
- Setting : exclusive, calm
- Exposure : South

The Villa is great for a family vacation, for an absolutely relaxation period in a real quite and still unspoiled country, and although being in a rural area is a perfect base to visit Rome, (45 minutes by car,) and all the most interesting places of Latium (Viterbo, Assisi) Umbria (Orvieto) and Toscany (Siena Arezzo) all reachable in one day excursion. The Villa is located in Selci in Sabina an agricultural landscape as beautiful as Tuscany and Umbria but still undiscovered and less known, and so, much, cheaper and less touristy. Within 20 minutes car drive there are plenty of medieval villages on the top of the rolling hills and valleys : Casperia, Farfa Abbey, Vacone Vescovio Roccantica. and each one is a piece of antique history. The villa has been built in an absolutely quiet positions sorrounded by olive trees and vineyards and overlooks the valley of River Tiber, the hilltop village of Forano and the historic Mount Soratte that the latin poet Orazio described in his poems. It is situatedon in an area of approximately 7000 square metres sorrounded by a large garden with a private swimming pool (m.9.20 per 5). It sleeps 6 in 3 bedrooms (one master bedroom) one double (pull out bed,) on the first, floor, one studio bedroom with a confortable sofa bed.on the ground floor,. 2 bathrooms, a living room with fireplace, and kitchen on the ground floor.Although tastefully f

Assets
- Swimming pool :
  Private swimming-pool, rectangular (length

Leisure
- Leisure activities less than 20 km / 12 miles :
  Golf, pony club, hiking
- Attractions and relaxation :
  Nature reserve, historical site, thermal baths, health farm

Surroundings
- Locality :
  Public tennis court 1km
  River 10km
- Amenities :
  Village centre 1km
  Local shops 800m
  Supermarket 5km

Overall view

Surroundings & location

Countryside
Golf
Spa
Culture

Leisure

View from the garden/park

Hairdressing salon 500m
Internet cafe 1km
Post office 1km
Bank 1km
Chemist 1km
Doctor

Advert No. 29724
www.iha.co.za

>> HOLIDAY LETTINGS

BOOK DIRECT WITH THE OWNERS
**Interior**

- **Receive up to**: from 2 to 6 person(s) (6 adults)
- **Liveable floor area**: 120m²
- **Interior layout**: 2 Room(s), 3 bedroom(s), 3 bathroom, 2 shower room, 1 WC, living room 30m², separate kitchen, dining room, tv room, study, patio, veranda
- **Sleeps - bed(s)**: 2 super king-size bed(s), 2 twin beds (standard), 1 baby cot(s)
- **Guest facilities**: Fireplace, T.V., hi-fi system, book collection, telephone, internet access, wifi, wardrobe, hair dryer, fly screens, mobile cool air fan, central heating, wood-burning stove, Glazed in area, Curtains
- **Appliances**: Crockery/cutlery, kitchen utensils, cafetiere, electric kettle, toaster, juicer, gas cooker, oven, refrigerator, freezer, dish washer, washing machine, vacuum cleaner, iron, ironing board

**Exterior**

- **Ground surface**: 700m²
- **Outside accommodation**: Pergola 8m², garden shed, lanai
- **Outside setting**: Garden 200m², landscaped garden 500m², lawn, ornamental lake
- **Outside amenities**: Summer kitchen, summer living area, BBQ, garden table(s), 8 garden seat(s), arbour, parasol, garden seated area. 1 chaise(s) longue(s), 6 sun recliner(s), outside shower facilities

**Services**

- **Washing**: Sheets supplement (1 X / per week +R47*), Towels supplement (+R47*), Linen, Beach towels supplement (1 X / per week +R47*), Blanket(s), Quilt(s), Pillows
- **House**: Cleaning on departure supplement (+R1395*), Garden/swimming pool maintenance, Parking
- **Personnel**: Laundry supplement (1 X / per week +R140*)

**For your guidance**

- **For your guidance** Children welcome Pets accepted Mobile telephone network coverage, personal transport advisable Water: hot/cold Local voltage supply: 220-240V / 50Hz Electricity supply: mains
Charming holiday letting
Latium (Lazio) - Latium Countryside
"La Pazziella"

Photo album - 1

Advert No. 29724
www.iha.co.za

Book now
Charming holiday letting
Province of Rieti - Selci Sabino
"La Pazziella"

Book now

Photo album - 2

the house
view from the garden/park
View from the property

View from the property
view from the veranda

summer kitchen
view from the living room
view from the living room

kitchen
owner’s bedroom

Advert No. 29724
www.iha.co.za
Charming holiday letting
Selci Sabino - Latium Countryside
"La Pazziella"

Book now

Advert No. 29724

www.iha.co.za

>> HOLIDAY LETTINGS

BOOK DIRECT WITH THE OWNERS
Charming holiday letting
Latium (Lazio) - Italy
"La Pazziella"

Theme breaks

Archaeology

Included in the price of the accommodation
All year long

Baths and natural springs

Included in the price of the accommodation
All year long
Charming holiday letting
Latium Countryside - Italy
"La Pazziella"

Location & Access

* Exit Ponzano Soratte of the A1. Follow the indications Forano and turn right before the church of Forano Drive for 3 km about and turn left to SELCI. Take the second on the left: and after 200 mt on the right you will find a dirt street and see the villa on the top *

GPS coordinates in degrees, minutes, seconds: Latitude 42°18'35"N - Longitude 12°36'53"E (Dwelling)

Address
→ Via Rusciano
02040 Selci Sabino

- Motorway (junction) A1 uscita Ponzano Soratte
→ Rome, Province of Rome, Latium (Lazio), Italy
→ Distance : 40km
→ Time : 45'
- Motorway (junction) A1 Orte
→ Viterbo, Province of Viterbo, Latium (Lazio), Italy
→ Distance : 43km
→ Time : 1h

- Motorway (junction) A1
→ Florence, Province of Florence, Tuscany, Italy
→ Distance : 180km
→ Time : 2h15'

- Rome : (47km)
- Viterbo : (43km)
- Florence : (190km)

Contact

Spoken languages

Languages

Advert No. 29724 www.iha.co.za
### Availability Calendar

#### Province of Rieti - Latium (Lazio)

**"La Pazziella"**

**Charming holiday letting**

**Advert No. 29724**

**Availability calendar** - from: April 2020

<table>
<thead>
<tr>
<th>Month</th>
<th>Weekdays</th>
<th>Days Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apr</td>
<td>W T H F</td>
<td>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30</td>
</tr>
<tr>
<td>Sep</td>
<td>T U W T F S A S M T U W T F S A S M T U W T F S A S M T U W T F S A S M T U W T F S A S M</td>
<td></td>
</tr>
</tbody>
</table>

**Advert No. 29724**

**www.iha.co.za**

**BOOK DIRECT WITH THE OWNERS**

**>> HOLIDAY LETTINGS**
Charming holiday letting
Selci Sabino - Italy
"La Pazziella"

Availability calendar - from: January 2021

Rental rates - Charming Longère Farmhouse - from 2 to 6 Person(s)

<table>
<thead>
<tr>
<th>Rates</th>
<th>Night</th>
<th>Weekend</th>
<th>week</th>
<th>2 weeks</th>
<th>Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low season</td>
<td>R17052* (Saturday) &gt; 7</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Mid season</td>
<td>R19378* (Saturday) &gt; 7</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>High season</td>
<td>R24803* (Saturday) &gt; 7</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

(Check-in day) > Minimum Night

Booking conditions

- Reservation
  - Payment made upon reservation: 25% of rental sum
  - Payment balance: 1 month before the stay
  - Deposit required: R7751*

- rentals
  - Service charges included
  - Cleaning charge levy on departure: R1395*
  - Anticipated supplement for:
    - firewood

Accepted methods of payment

- Bank transfer (wire) - Cash

Contact directly the property owners

Contact:

Spoken languages

Bookings:

Contact the owner

www.iha.co.za
Advert No.
29724
>> Book No. <<

* Converted at the rate indicated: €100 = $110 = £91 = R1550.2

Advert No. 29724

>> HOLIDAY LETTINGS

BOOK DIRECT WITH THE OWNERS