Holiday lettings
Tevere Valley
"I MORI GELSI - Fattoria Spinola"

Charming farmhouse with pool near Assisi, nestled in the vineyards. Bio garden free, welcome basket with wine. Pets. WIFI

Typical House, semi-detached, 2 floors, separate entrance, in a(a) Wine estate

Setting: enchanting, grape region

Capacity: from 2 to 16 person(s)
Bedroom(s): 7

Torgiano - Province of Perugia (PG) - Umbria

Italy
Advert No. 3574

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Handicap tourisme
Charmance

Theme breaks
Wine tasting
Wines
Guided walks
Holiday lettings
Province of Perugia - Umbria
"I MORI GELSI - Fattoria Spinola"

**Holiday lettings**

**Surroundings & location**

- **Countryside**
- **Golf**
- **Horse riding**
- **Fishing**
- **Thalasso**
- **Spa**
- **Festival**
- **Culture**

"I MORI GELSI - Fattoria Spinola"

**Typical House**, semi-detached, 2 floors, separate entrance, in a(an) Wine estate

- **Ideal for family groups, large families**
- **View**: panoramic, unobscured, swimming pool, garden/park, Vineyards, nightlights
- **Setting**: enchanting, grape region
- **Exposure**: South-west

- **Leisure**
  - **Leisure activities less than 20 km / 12 miles**:
    - Bathing, canyoning, rafting, golf, tennis, riding school, pony club, pathway, coastal/forest paths, hiking, climbing, mountain bike (path), kite flying, hang-gliding, paragliding, Microlights, flying (club), glider (club), boat trips, horse trekking, donkey rides, mini-golf, racing circuit, RC aeromodelling field, ten-pin bowling, basketball, volleyball, hunting, fishing, petanque pitch
  - **Supervised**:
    - Sailing school, tennis school, riding school
  - **Attractions and relaxation**:
    - Bar/pub, discotheque, restaurant, cinema, open air summer cinema, park and garden, leisure park, zoo/animal park, nature reserve, exhibition centre, art gallery, historical site, museum, theatre, summer theatre, opera house, festivals, antiques & bric-a-brac, local craftshop, cellar and wine tasting, casino, natural spring baths, thermal baths, thalassotherapy centre, sauna, steam baths, health farm, beauticians, fitness centre, Bio farm

**Assets**

- **Swimming pool**:
  - Private swimming-pool, rectangular (length 10m, width 5m), inside, illuminated, steps in, step ladder, child secure, outside shower (open from '01 may' till '31 October')
- **Parking**:
  - Covered parking: 4 carport.
- **Advantages**:
  - 7 bike(s)
  - **baby equipment**:
    - Baby chair

**Leisure**

**Surroundings**

**Locality**:

- Forest 100m
- Mountain range 10km
- Via ferrata-alpinism 5km

**Amenities**:

- Nursery 1km
- Village centre 1km
- Town centre 5km
- Bus stop / bus station 1km
- Tramway system 5km
- Bike/mountain bike hire 5km
- Scooter/motorbike hire 5km
- Car rental 7.5km
- Boat rental 15km
- Household linen for hire/laundry services 50m
- Breadshop 500m
- Local shops 1km
- Supermarket 500m
- High class retailers 7.5km
- Hairdressing salon 1km
- Internet cafe 7.5km
- Post office 1km
- Bank 500m
- Chemist 500m
- Doctor 500m
- Hospital 7.5km
- Dispensing clinic 500m

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Torgiano - Italy
"I MORI GELSI - Fattoria Spinola"

Exterior
- Ground surface:
  > 10 ha
- Outside accommodation:
  Covered terrace 6m², pergola 16m², gazebo, garden shed
- Outside setting:
  Enclosed grounds 5000m², garden > 1000m², landscaped garden > 1000m², woods 2 ha, orchard 100m², kitchen garden > 1000m², river
- Outside amenities:
  Summer living area, BBQ, garden table(s), 20 garden seat(s), arbour, parasol, garden seated area, 10 chaise(s) longue(s), 10 sun recliner(s), child's swing, sand pit, outside shower facilities

Interior
- Receive up to:
  from 2 to 16 person(s) (12 adults, 4 children)
- Liveable floor area:
  450m²
- Interior layout:
  7 bedroom(s), sleeping area, 2 bathroom, 3 shower room, living room 20m², sitting room 16m², large separate kitchen, dining room, dining area, cosy nook, reading room, dressing room, patio, veranda
- Sleeps - bed(s):
  4 four poster bed(s), 3 sofa bed(s) 2 pers, 6 twin beds (standard), 2 baby cot(s)
- Guest facilities:
  Fireplace, book collection, TV points, high speed internet access, wifi, wardrobe, cupboard, Hanging wardrobe, safe deposit box, hair dryer, mobile cool air fan, ceiling paddle fan, central heating, wood-burning stove, Glazed in area, Curtains, Double glazed
- Appliances:
  Crockery/cutlery, kitchen utensils, cafetiere, electric espresso coffee maker, meat grill, gas cooker, oven, micro-wave oven, extractor hood, refrigerator, freezer, dish washer, washing machine, iron, ironing board

Exterior
- Outside furniture:
- Ground surface:
  > 10 ha
- Outside accommodation:
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- Outside setting:
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Services
- Washing:
  Sheets supplement (1 X / per week +R124*),
  Towels supplement (1 X / per week +R109*),
  Beach towels supplement (+R47*), Blanket(s), Quilt(s), Pillows
- House:
  Cleaning, Cleaning on departure supplement (+R1550*), Garden/swimming pool maintenance (4 X / per week), Caretaker/concierge, Parking
- Personnel:
  Staff supplement (+R155*), Laundry supplement (1 X / per week +R233*)
- Restauration:
  Breakfast, Picnic basket

For your guidance
- For your guidance:
  Children welcome
  Pets accepted under certain conditions (ask the owner)
  Present on site: pets, equine animals, farm animals, wild animals
  Mobile telephone network coverage, personal transport advisable
  Water: hot/cold
  Local voltage supply: 220-240V / 50Hz
  Electricity supply: mains
- Handicapped people welcome
  Wheelchair access
  Fitted out for the disabled: mobility
Holiday lettings
Province of Perugia - Torgiano
"I MORI GELSI - Fattoria Spinola"

Photo album - 1

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Torgiano - Tevere Valley
"I MORI GELSI - Fattoria Spinola"

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Photo album - 2

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BOOK DIRECT WITH THE OWNERS
Holiday lettings
Umbria - Italy
"I MORI GELSI - Fattoria Spinola"

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large separate kitchen
bathroom
Your host

bedroom
equine animals
Benefits

interior layout
interior layout
master bedroom

interior layout and facilities
Equipment at the guest’s disposal
Countryside

>> HOLIDAY LETTINGS
BOOK DIRECT WITH THE OWNERS
## Holiday lettings

**Tevere Valley - Italy**

**"I MORI GELSI - Fattoria Spinola"**

### Theme breaks

<table>
<thead>
<tr>
<th>Activity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wine tasting</strong></td>
<td>Included in the price of the accommodation On request (groups)</td>
</tr>
<tr>
<td><strong>Wines</strong></td>
<td>From R78 for 1 person(s) On request (groups)</td>
</tr>
<tr>
<td><strong>Guided walks</strong></td>
<td>From R155 for 1 person(s) All year long, On request (groups)</td>
</tr>
</tbody>
</table>

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Holiday lettings
Province of Perugia - Umbria
"I MORI GELSI - Fattoria Spinola"

Route map

Location & Access

Torgiano (PG)

GPS coordinates in degrees, minutes, seconds: Latitude 43°3'8"N - Longitude 12°43'6"E (Dwelling)

Address
via Entrata 37
Fattoria Spinola
06089 Torgiano

Motorway (junction) Orte
→ Orte, Province of Viterbo, Latium (Lazio), Italy
→ Distance: 80km
→ Time: 45'

Train station Perugia Ponte San Giovanni
→ Perugia, Province of Perugia, Umbria, Italy
→ Distance: 5km
→ Time: 10'

Assisi: (10km)

Contact

Spoken languages

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Holiday lettings
Torgiano - Italy
"I MORI GELSI - Fattoria Spinola"

Location

Province of Perugia

Umbria

Europe

Italy

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BOOK DIRECT WITH THE OWNERS
### Availability Calendar

**From: April 2020**

<table>
<thead>
<tr>
<th>Month</th>
<th>Sun</th>
<th>Mon</th>
<th>Tue</th>
<th>Wed</th>
<th>Thu</th>
<th>Fri</th>
<th>Sat</th>
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<tbody>
<tr>
<td><strong>April 2020</strong></td>
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<td><strong>May 2020</strong></td>
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<td><strong>June 2020</strong></td>
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<td><strong>July 2020</strong></td>
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<td><strong>August 2020</strong></td>
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<td><strong>September 2020</strong></td>
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<td><strong>October 2020</strong></td>
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<td><strong>November 2020</strong></td>
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<td><strong>December 2020</strong></td>
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<tr>
<td><strong>January 2021</strong></td>
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</tr>
</tbody>
</table>

**I MORI GELSI - Fattoria Spinola**

Holiday lettings

Umbria - Tevere Valley

Book now

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>> HOLIDAY LETTINGS

BOOK DIRECT WITH THE OWNERS
### Holiday lettings
Province of Perugia - Torgiano
"I MORI GELSI - Fattoria Spinola"

**Availability calendar** - from: January 2021

<table>
<thead>
<tr>
<th>Month</th>
<th>M</th>
<th>Tu</th>
<th>W</th>
<th>Th</th>
<th>F</th>
<th>Sa</th>
<th>Su</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb 2021</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
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<td>6</td>
<td>7</td>
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<td>26</td>
<td>27</td>
<td>28</td>
</tr>
</tbody>
</table>

| Mar 2021 | 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| 31| |

#### Rental rates - Typical House - from 2 to 16 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>R2790*</td>
<td>-</td>
<td>R9301*</td>
<td>-</td>
<td>-</td>
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<tr>
<td></td>
<td>&gt; 3</td>
<td></td>
<td>&gt; 7</td>
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</tr>
<tr>
<td>Mid season</td>
<td>R1860*</td>
<td>-</td>
<td>R13177*</td>
<td>-</td>
<td>-</td>
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<td></td>
<td>&gt; 7</td>
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<tr>
<td>High season</td>
<td>R2279*</td>
<td>(Saturday) &gt; 7</td>
<td>R17052*</td>
<td>(Saturday)</td>
<td>-</td>
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<tr>
<td></td>
<td>&gt; 15</td>
<td></td>
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<td></td>
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<tr>
<td>Festive specials</td>
<td>R3255*</td>
<td>&gt; 3</td>
<td>R15502*</td>
<td>-</td>
<td>-</td>
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<tr>
<td></td>
<td>&gt; 16</td>
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</tbody>
</table>

*(Check-in day)*  > Minimum Night

#### Booking conditions

- **Reservation**
  - Payment made upon reservation: 50% of rental sum
  - Payment balance: on handing over the keys
  - Deposit required: R4651*

- **Rentals**
  - Service charges to be added
  - Day tax included
  - Cleaning charge levy on departure: R1550*
  - Anticipated supplement for:
    - Animals
    - Supplementary bed(s)
    - Firewood

#### Accepted methods of payment

- International Money Order
- Bank transfer (wire)
- PayPal
- Travellers Cheques
- Cash

#### Contact

- Spoken languages: 
  - Italian
  - English
  - French

- **Book now**

- **Contact the owner**

- **Contact directly the property owners**

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

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