

La Magia.

La Magia is a unique villa, with two guest houses in the beautiful Umbrian country side. It is positioned 20 km from Orvieto, and 1h15m from Rome.

The villa is surrounded by 50 acres on which you can find more than 300 ancient olive trees, 300 fruit trees, a small lake with geese, ducks and swans, a hen-house with pheasants, chickens, pigeons, rabbits from all over the world, white Asinara donkeys, Falabella horses, sheep and Tibetan goats. All of them super friendly who love to be petted. And last but not least a beautiful swimming pool.

The villa is 9000 square feet, on 3 floors.

The ground floor is composed by two bedrooms with en suite bathroom, a little living room that turns into a 3rd bedroom with ensuite bathroom. A big living room with a fire place and movie screen with Dolby surround sound with satellite tv, dvd player, radio and cd player.

A fully furnished kitchen with 2 stoves, 2 ovens, 2 fridges, 2 freezers, a microwave, Nespresso machine, 2 dish washer and all the cookware you can imagine. Outside of the kitchen there are 2 very large wood BBQs. Next to the kitchen you will find the laundry room with washer, dryer, washing area and ironing table. From the kitchen you can enter the dining room that sits 18 people.

The second floor is composed by 4 bedrooms each with ensuite bathrooms, a living room with fire place, and dining table that sits 8, a 63" fullhd tv, dvd player, vcd player and Dolby surround sound. A kitchen with fridge, freezer, stove, oven, dish washer and Nespresso machine.

The laundry room is on the 3rd floor with washer, dryer and ironing table, and you can also find 2 bedrooms for the staff.

Underneath the house will find incredible hand made tunnels that will lead you to the grottos where the fun begins. The first grotto has a ping pong table, a foosball table and a pinball.

The second grotto has a pool table and a professional sound system, with dc player, radio and ipod outlet where you can dance all night.

Outside you will find a 7400 square feet patio with 4 tables each sitting 6/8 people, and a veranda with dining table that sits 12 and a living area.

The patio will lead you to the beautiful swimming pool, with 15 deck chairs and a gazebo where you can eat and relax away from the sun. Next to the pool there is dressing room and bathroom.

The guest house is 1700 square feet and it's composed by a living room with 40" hdtv with satellite tv, dvd player and Dolby surround sound. A dining room that sits 6, a fully furnished kitchen with fridge, freezer, stove, oven, microwave and dishwasher. In the hallway hidden in the closet there are a washing and dryer machines. On the second floor there are 2 bedrooms with bathrooms ensuite.

The small guest house has a bedroom with bathroom, a living room with kitchen, with fridge, freezer, stove, oven and dishwasher. The living room can be turned into a second bedroom.

Where is la Magia and what is around it?

-exact location of la magia: 42°39'02.8"N 12°10'18.3"E

-nearest airports: international leonardo da vinci airport: 143km
ciampino airport: 125km

-nearest train station: orvieto :12km

-towns: Lubriano: 6km
Castiglione In Teverina: 10km
Bagnoregio: 10km
Civita di Bagnoregio:11km
Orvieto: 22km
Bomarzo: 28km
Viterbo: 36km
Saturnia: 74km
Roma: 112km