

Villa Orsi

Terms & Conditions



Dear guests

We are delighted that you have chosen Villa Orsi for your stay in Italy. Please feel like at home and enjoy your time at this beautiful historic villa.

With respect to other tenants, dogs and other pets are not allowed in the villa. Smokers are most welcome but are permitted to smoke outside only.

The wine fridge in the basement contains an assortment of Prosecco, white and red wines from the Piedmont region for your convenience. The price list as well as further useful information about the villa can be found in the House Documentation in the kitchen. You may pay for your consumption at the time of departure, or have it deducted from your deposit.

The conservatory with its colour-stained windows has two outside sunshades. As the summer thunderstorms can develop quite strong gusts, you are kindly requested to roll in the shades in the evening. The large flat screen TV offers a broad selection of stations and is connected to an Apple TV. Log in with your own account or purchase your own iTunes vouchers before arrival (do not forget to delete your account upon departure). During the winter months, you may wish to make use of the remote-controlled bioethanol fireplace. The necessary fuel can be found in the kitchen. Please handle the device with utmost care and refill the burner when switched off and cooled down only.

The alarm system of the villa is used to protect the villa when not occupied only. Cannero is a very safe place and you can comfortably sleep with open windows in the 1° and 2° floor. We do recommend locking the doors when away or at night.

The villa will be cleaned prior to your arrival and on Wednesday morning. Bath and shower towels in sufficient quantity for the entire week are at your disposal. Upon request we are happy to provide you with bathrobes. A washing machine and tumble dryer in the basement together with detergents are at your disposal. Sanitary paper and Kleenex are provided for. Kindly dispose hygiene bags or any other objects in the waste bin.

The villa is not air conditioned, but each room has its own fan. Window and door stoppers are available in each room. We suggest you bring your own mosquito plugs to avoid annoying bites. Occasional thunderstorms can lead to brief power outages. The fuse box for the house is in the Dispensa next to the Portico and the key for it can be found in the kitchen drawer.

Powerful WLAN is available both in the house and the gardens. The password can be found in the House Documentation.

Garden maintenance is carried out before your arrival on Saturday and on Wednesday morning. If you feel like doing some garden work yourself, the necessary garden tools can be found in the basement. Green waste can be deposited in the flexible bin by the little garden shed.

Garden games are stored in the Dispensa and you are invited to use them at your leisure. Rules of the games – where needed – are enclosed. Please stow the games after use to avoid damage by our irrigation system.

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The swimming pool has a water depth of 135 cm and is heated exclusively by the Italian sun. For safety reasons swan dives are prohibited and you carry the sole responsibility for your children and guests. For emergencies, a life ring can be found by room hosting the technical installations of the pool. The owners and the management decline any responsibility or liability. The pool is being cleaned on Saturday and Wednesday and the water quality is managed automatically. As the wind sometimes blows leaves into the pool and block the system, we appreciate you lift the two stone covers to empty the skimmer baskets.

Eight sunbeds and two parasols are available at the pool and special towels for these sunbeds can be found in the Dispensa. Kindly close the parasols in the evening to avoid damage in case of a thunderstorm.

There is a large cedar wood table under the camphor tree. Enjoy outside dining on warm summer nights with the rechargeable LED lights. When dining outside or at the pool, please use the plastic kitchenware only. The irrigation system switches on and off automatically at 02h00 and 06h00 respectively. Should you plan long nights in the garden, we are happy to adjust the schedule as you desire.

At the back of the villa a natural gas operated Napoleon Barbeque at your disposal.

The carport on the property provides space for a maximum of 3 cars. You will receive two remote-control devices together with the keys for the villa. To protect your privacy and prevent curious passers-by to enter the property, we strongly recommend keeping access doors always locked.

The cleaning of the villa at the end of your stay is included in the package price. Villa Orsi is a self-catered facility and all kitchenware, and the barbeque must be cleaned by the guests. Garbage can be disposed in the brown container placed in the garden. Please use the white bags provided for in the kitchen. Glass, pet, aluminium cardboard, and paper must be disposed in the grey boxes in the Dispensa.

In the event of unintentional damage to the villa or its furnishings, we cordially ask you to inform us immediately so that we can initiate repair or cleaning immediately. This will increase your own comfort and ensure that subsequent guests will also find the villa in perfect condition. To avoid any inconvenience or adverse financial consequences we highly recommend that you conclude a third-party liability insurance to cover eventual damages. Please note that you are also responsible for all your guests.

Arrival time is as of 14h00 and departure no later than 10h00.

The costs for energy, water, bi-weekly cleaning and gardening, laundry, garbage disposal, pool service, WIFI, property insurance, consumables, and any other auxiliary services amount to EUR 4'000 per week.

In the event of a cancellation of the rental contract less than 8 weeks before the rental date, the tenant will be authorized to retain the full amount paid hereunder. Should you wish to postpone your stay to another date, the full cost contribution will be credited to such new booking.

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The local tourist tax of EUR 2 per person and night must be paid in cash prior to departure or will be deducted from your security deposit. If there are no damages claimed, the security deposit will be refunded within 5 working days in accordance with your payment instructions. If the amount due is not paid by either the tenant or agency on the agreed due date, the landlord has the right to cancel the contract and retain all payments made by the tenant.

By signing this document, you confirm your consent to these Terms & Conditions. We are at your disposal for any questions or queries you might have.

January 2024

* required for the refund of your security deposit.