



**BORGO LA CHIARACIA**

RESORT & SPA





*Exclusive charming retreat between Umbria, Lazio, and Tuscany*

Borgo La Chiaracia Resort & SPA



*“Aria Fina”*

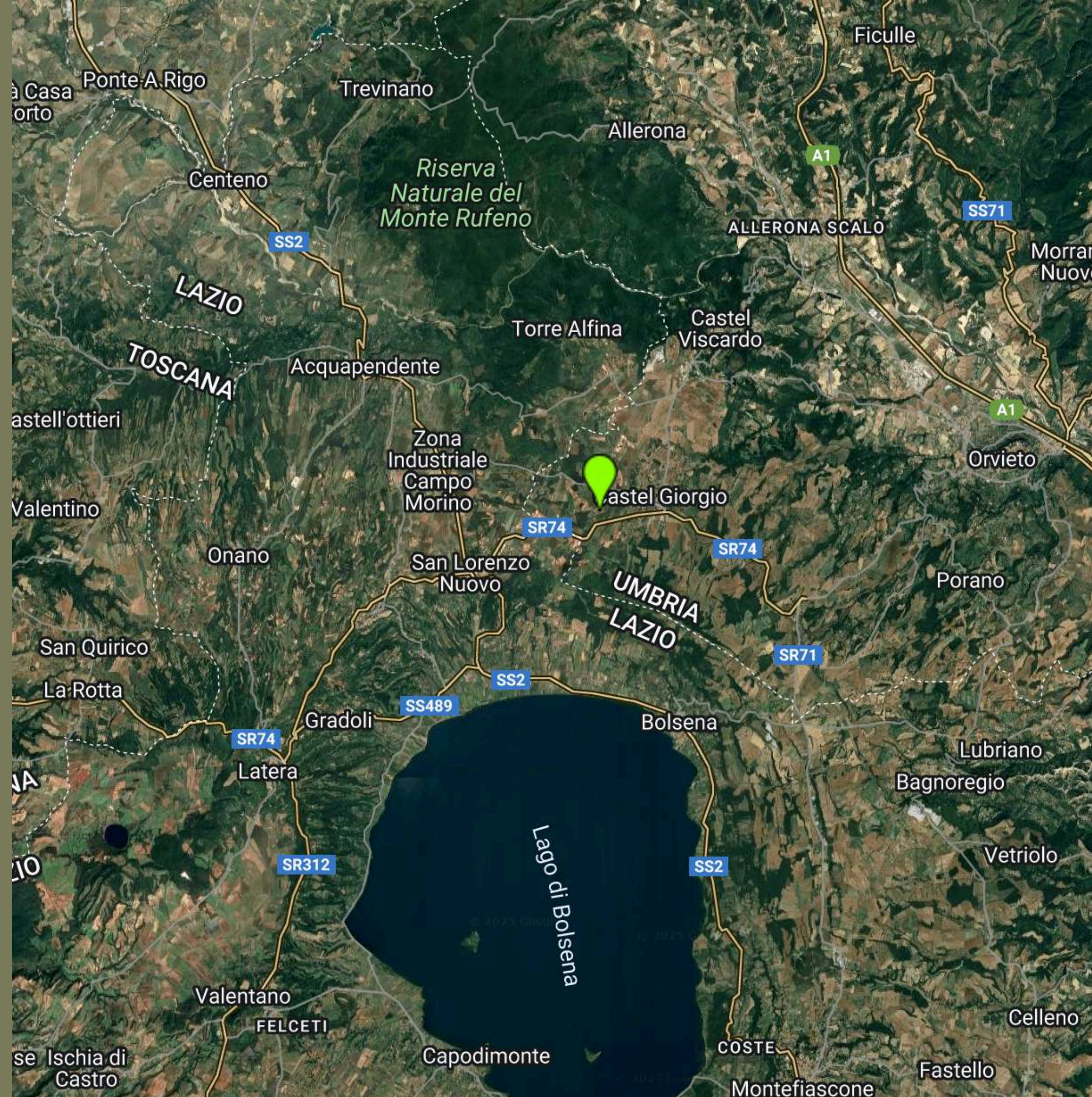


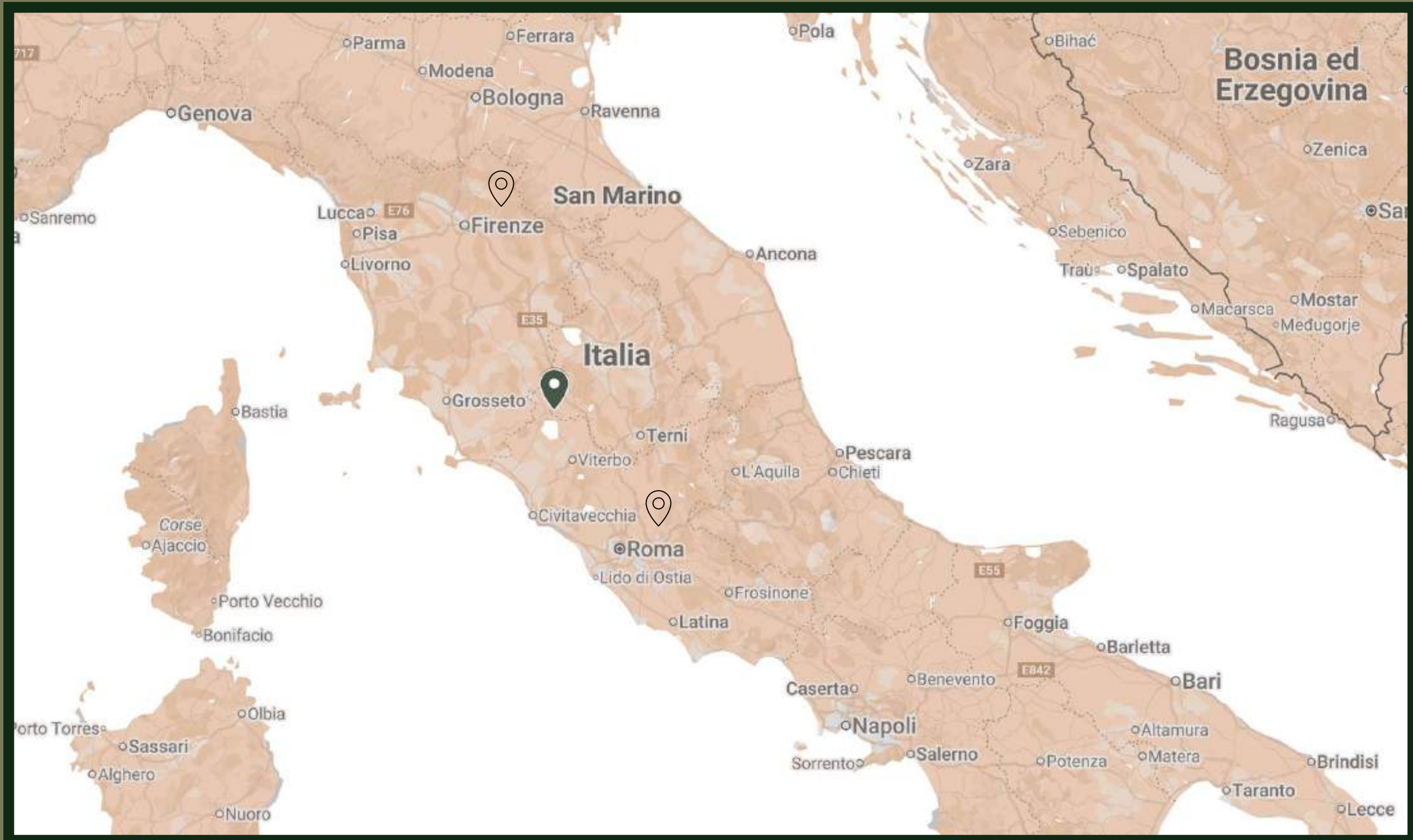
*Borgo La Chiaracia:  
A Breath of Authenticity in the Enchanting Alfina Plateau*

On the Alfina Plateau, guardian of an ancient and primal spirituality, a restorative place awaits you — an exclusive retreat where every detail, from refined comforts to exceptional cuisine, from local traditions to attentive service, comes together in a sophisticated hospitality experience. Here, at 600 meters above sea level, the clear and pristine air embraces our 14 hectares set between Umbria, Lazio, and Tuscany. Borgo La Chiaracia is not just a destination: it is a unique place, a microcosm of holistic beauty and tranquility.

*Orvieto 20 Km, Rome 140 Km, Florence 180 Km.*

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*Orvieto 20 Km, Rome 140 Km, Florence 180 Km.*



## *A Treasure to Discover*

The Alfina Plateau is a land that preserves ancient stories: a sacred place even before the Etruscan era and a fertile “granary” during Ancient Rome. Its green valleys open toward art cities carved into tuff stone and toward Europe’s largest volcanic lake, Lake Bolsena, whose majestic presence embraces the landscape.

We are in the heart of Tuscia, where every corner tells ancient stories and bears witness to timeless natural beauty. Just steps from the Borgo, the Castle of Torre Alfina rises majestically above the valley, while the villages of Civita di Bagnoregio and Bolsena, overlooking the lake of the same name, offer postcard-perfect views.

The imposing Orvieto Cathedral dominates the city with its extraordinary presence, and for nature lovers the Bosco del Sasseto is a true green sanctuary. Our location, just a short distance from the historic Via Cassia, invites you to experience Tuscia in all its facets and to be captivated by the magic of the nearby Val d’Orcia, a UNESCO World Heritage Site. A territory to discover slowly, savoring every landscape, every scent, every story.

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## *Heritage & Identity*

The Borgo was born from the restoration of an ancient farmhouse, preserving its original essence. Our architecture is a tribute to the landscape: every design solution has been conceived to create a symbiotic relationship between the interiors and the rolling panoramas of the Alfina Plateau.

The property unfolds across three historic farmhouses, connected by internal corridors, and has been entirely built with a strong focus on high energy efficiency.

Our fil rouge is the celebration of regional excellence and traditions. From the finely crafted leather menus created by the renowned Bottega Conticelli, to the bespoke furnishings made by carpenters and artisans from the “green heart of Italy,” every choice is a tribute to Umbrian craftsmanship and quality.

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## Our Borgo

### Useful Information

- 14-hectare gated property ensuring complete privacy
- Three buildings, traditional Umbrian farmhouses, connected by a heated internal passage
- 26 bedrooms, including 3 suites
- 1 heated indoor-outdoor pool
- 1 seasonal outdoor pool
- Maximum capacity: 56 guests
- Outdoor parking within the property with 2 electric vehicle charging stations
- Covered garage with 4 electric vehicle charging stations
- Check-in from 3:00 PM
- Check-out by 12:00 PM



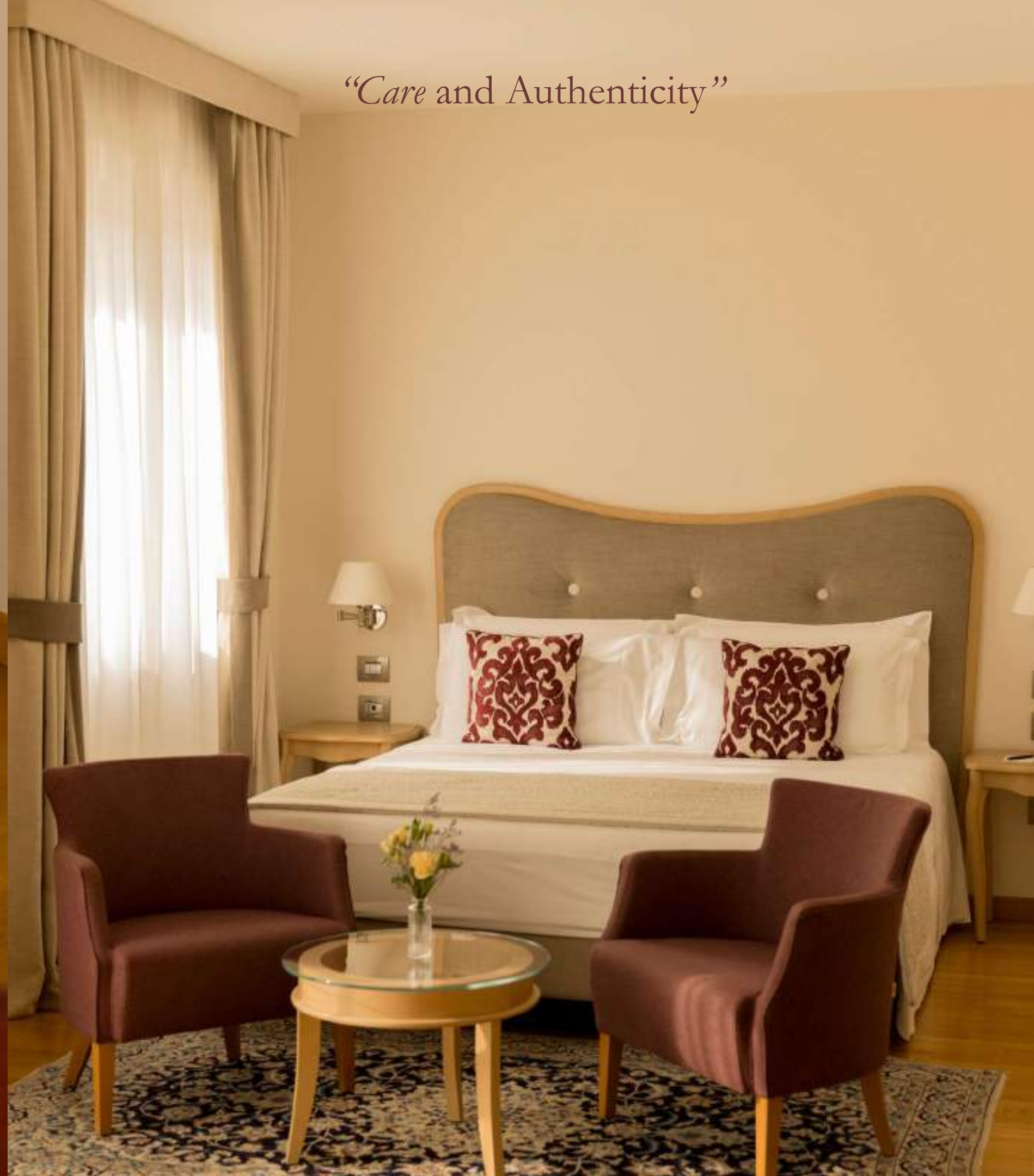
## *Rooms & Suite*



Our 26 rooms, immersed in the tranquility of nature, are sanctuaries of elegance and authenticity. Every morning is greeted by enchanting views over the countryside, a living painting unfolding beyond our windows. Comfort is absolute, the result of a harmonious balance of warmth, care, and attention to detail.

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*“Care and Authenticity”*

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### *The Suites*

The three suites (ranging from 43 to 51 sqm) are defined by a discreet sense of luxury, where carefully curated furnishings blend with the charm of traditional materials. The color palette reflects the tones of the surrounding landscape, creating a calm and relaxing atmosphere. The connection with the natural environment lies at the heart of Borgo La Chiaracia's philosophy. The suites' design, with large windows and high ceilings, ensures that guests always feel in harmony with the beautiful Umbrian countryside, while the layout has been thoughtfully conceived to define distinct living and sleeping areas.

#### **FEATURES**

Double bed (180×200 cm) and sofa bed  
Spacious bathroom with shower and/or bathtub  
Bathroom/WC in a separate room  
Living area with sofa, armchair and LED TV  
Writing desk  
Air conditioning with air exchange system  
Parquet flooring  
Soundproof walls

#### **SERVICES**

Bathrobe  
Hairdryer  
Exclusive Livinna SPA amenities kit  
Laundry service  
Wake-up service  
Safety deposit box  
Minibar  
Newspapers  
Smart LED TV  
Direct dial telephone  
High-speed Wi-Fi  
Sky TV  
Espresso coffee machine and kettle





### *The Junior Suites*

The two Junior Suites (40 sqm) are defined by a discreet sense of luxury, with carefully curated furnishings. As with the suites, their color palette reflects the surrounding landscape, creating a calm and relaxing atmosphere in harmony with the beautiful Umbrian countryside.

#### **FEATURES**

Double bed (180×200 cm) and sofa bed  
Spacious bathroom with shower and/or bathtub  
Bathroom/WC in a separate room  
Living area with sofa bed (1 of the 2 suites),  
armchair and LED TV  
Writing desk  
Air conditioning with air exchange system  
Parquet flooring  
Soundproof walls  
Maximum capacity 3 guests

#### **SERVICES**

Bathrobe  
Hairdryer  
Exclusive Livinna SPA amenities kit  
Laundry service  
Wake-up service  
Safety deposit box  
Minibar  
Newspapers  
Smart LED TV  
Direct dial telephone  
High-speed Wi-Fi  
Sky TV  
Espresso coffee machine and kettle



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### *Deluxe Rooms*

The two Deluxe Rooms are located on the first floor of Casale degli Archi and Casale della Scala. They are spacious and bright, overlooking the south and east sides. Each room is equipped with a separate guest bathroom.

#### **FEATURES**

Double bed (180×200 cm)  
Bathroom with shower and bathroom with bathtub  
Separate guest bathroom  
Living area with sofa, wardrobe, LED TV and minibar  
Writing desk  
Air conditioning with air exchange system  
Parquet flooring  
Soundproof walls

#### **SERVICES**

Bathrobe  
Hairdryer  
Exclusive Livinna SPA amenities kit  
Laundry service  
Wake-up service  
Safety deposit box  
Minibar  
Newspapers  
Smart LED TV  
Direct dial telephone  
High-speed Wi-Fi  
Sky TV  
Espresso coffee machine and kettle



### *Privilege Rooms*

Elegantly furnished, the nine Privilege Rooms (ranging from 25 to 30 sqm) are located on the ground floor of Casale della Torre and Casale della Scala. They are spacious and bright, overlooking the south and east sides. Each room features a private terrace or garden, where guests can enjoy moments of tranquility and admire the surrounding landscape. In Casale della Scala, one Privilege Room includes a bathroom designed to accommodate guests with reduced mobility.

#### **FEATURES**

Double bed (180×200 cm) or twin beds (90×200 cm)  
Bathroom with bathtub or shower  
Writing desk  
Air conditioning with air exchange system  
Parquet flooring  
Soundproof walls  
Private terrace/garden

#### **SERVICES**

Bathrobe  
Hairdryer  
Exclusive Livinna SPA amenities kit  
Laundry service  
Wake-up service  
Safety deposit box  
Minibar  
Newspapers  
Smart LED TV  
Direct dial telephone  
High-speed Wi-Fi  
Sky TV  
Espresso coffee machine and kettle



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### *Superior Balcony Rooms*

The two Superior Rooms with balcony are located on the first floor of Casale della Scala. These rooms open onto a small furnished balcony with a beautiful view over the countryside. Well exposed to daylight, the rooms face east.

#### **FEATURES**

Double bed (180×200 cm) or twin beds (90×200 cm)  
Bathroom with shower  
Writing desk  
Air conditioning with air exchange system  
Parquet flooring  
Soundproof walls

#### **SERVICES**

Bathrobe  
Hairdryer  
Exclusive Livinna SPA amenities kit  
Laundry service  
Wake-up service  
Safety deposit box  
Minibar  
Newspapers  
Smart LED TV  
Direct dial telephone  
High-speed Wi-Fi  
Sky TV  
Espresso coffee machine and kettle



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### *Superior Rooms*

The six Superior Rooms, ranging in size from 25 to 30 sqm, are furnished in an elegant and harmonious style, with great attention to detail. Located on the first floor of Casale della Torre and Casale della Scala, they overlook the beautiful surrounding countryside.

#### **FEATURES**

Double bed (180×200 cm) or twin beds (90×200 cm)  
Bathroom with shower or bathtub  
Writing desk  
Air conditioning with air exchange system  
Parquet flooring  
Soundproof walls

#### **SERVICES**

Bathrobe  
Hairdryer  
Exclusive Livinna SPA amenities kit  
Laundry service  
Wake-up service  
Safety deposit box  
Minibar  
Newspapers  
Smart LED TV  
Direct dial telephone  
High-speed Wi-Fi  
Sky TV  
Espresso coffee machine and kettle



### *Comfort Rooms*

The two Comfort Rooms (19 sqm) are defined by a refined style and offer a welcoming and intimate space. Located in Casale della Torre on the ground floor and first floor, they enjoy a south-facing view over the Volsini Mountains, the hill range surrounding Lake Bolsena. They can be connected to the adjacent Superior/Privilege Rooms to create a larger space, ideal for families.

#### **FEATURES**

Double bed (160×200 cm)  
Bathroom with shower  
Writing desk  
Air conditioning with air exchange system  
Parquet flooring  
Soundproof walls

#### **SERVICES**

Bathrobe  
Hairdryer  
Exclusive Livinna SPA amenities kit  
Laundry service  
Wake-up service  
Safety deposit box  
Minibar  
Newspapers  
Smart LED TV  
Direct dial telephone  
Sky TV  
High-speed Wi-Fi



## *Dining*

Our philosophy is a journey between memory and innovation, where seasonality and local traditions are not only respected but almost revered. Quality is our primary ingredient: we ensure a short and controlled supply chain, with raw materials produced directly on the estate — legumes, cereals, red berries — or carefully selected from farmers and dairies committed to responsible practices.

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## *Radici*

Radici is not simply a restaurant, but a promise of excellence and a tribute to the land that hosts us. Set within a landscape of rare beauty, our dining space has been recognized by the Michelin Guide Italy for its “highly creative cuisine.” Here, every dish tells a sincere story, a dialogue between the talent of our Chef Gabriel Collazzo and the pristine generosity of the Alfina Plateau.

Dining at Radici, whether for lunch or dinner, is a complete sensory experience where nature becomes an integral part of the meal. The large arched windows frame, like living paintings, the meadows, woods, and Pinot Noir vineyards that surround the Borgo. When the weather allows, service moves to our charming outdoor veranda, a magical setting where flavor meets the breath of tranquility.

We are open to everyone—both residents of the Borgo and external guests—who wish to enjoy a memorable gastronomic experience just a short distance from Orvieto.

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*Incontro*

*Contemporary Osteria*

Incontro is a contemporary osteria rooted in a land of passage, where Umbria, Lazio, and Tuscany come close enough to almost touch. For centuries, these hills have been a crossroads of stories, people, and traditions, constantly meeting and evolving over time.

This is where Incontro finds its identity: a place designed to welcome, where the table becomes a space for connection and sharing, just as it once did in traditional osterias.

The cuisine follows the same path. It begins with the region's culinary memory — legume soups, handmade pasta, slow-cooked meats — and meets it with a contemporary sensibility, defined by balance, lightness, and care.

The result is a cuisine of comfort: essential, honest, and deeply rooted.

A cuisine that does not seek to impress, but to accompany.

Because, in the end, every dish is an encounter.

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## *Livinna SPA*



### *The Holistic Experience of Breath and Silence*

In an increasingly fast-paced world, true luxury lies in rediscovering balance. At Borgo La Chiaracia, our SPA is a haven of tranquility immersed in the nature of the Alfina Plateau, where wellbeing begins with breathing pure air and slowing down the rhythm of life.

Large windows open onto a unique panorama, suspended between the blue of the indoor pool and the green of the garden, creating a 360-degree sensory experience in the heart of Umbria. Every body is unique, and at the SPA you are the protagonist: true luxury is choosing your own space for regeneration.

The SPA journey leads through saunas, a Turkish bath, aromatic showers, a sensory area, an ice cascade, and a heated indoor and outdoor pool with hydromassage.

Wellbeing is completed with MEI SPA treatments, performed exclusively with Made in Italy products based on carefully selected medicinal plants. Our therapists guide you through rituals dedicated to relaxation and harmony, fostering a deep psychophysical renewal.

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## *Livinna SPA*

### *The Wellness Path The Experience of Water and Warmth*

*The wellness area, strategically located on the -1 level, offers a complete sensory journey:*

*Indoor–Outdoor Therapeutic Pool: The heart of the SPA. Designed for total immersion, the pool allows you to swim from indoors to outdoors, where the warm water blends with the panoramic scenery of the Borgo.*

*Therapeutic Wet Area: A purification and detox ritual, including:*

*Finnish Sauna: For dry, intense heat.*

*Infrared Saunas: For deep, targeted warmth.*

*Turkish Bath (Hammam): To relax muscles and purify the skin.*

*Emotional Shower: Sensory paths combining water, light, and aroma.*

*Himalayan Salt Room: For the beneficial effects of halotherapy on the respiratory system.*

*Relaxation Area with Chromotherapy and Aromatherapy: A quiet, enveloping space, ideal for sipping a herbal infusion and prolonging the benefits of your wellness journey.*

*Massages and Treatments (The Regenerating Touch):*

*In our dedicated treatment rooms, entrust yourself to the expert hands of our therapists for a deeply indulgent experience. We use exclusively natural cosmetics and pure essential oils, for treatments that nourish the skin and soothe the spirit.*

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## *Livinna SPA*

### *Fitness and Movement (The Energy of the Body)*

Just a few steps from the SPA, our Fitness Area is available to guests: an exclusive space where technology, design, and wellbeing find their balance in a bright, refined, and welcoming environment. Completely equipped with the latest Technogym technologies, it offers everything needed for a complete workout, from cardio training to strength conditioning and bodyweight exercises.

Available to guests:

4 latest-generation Technogym cardio machines  
Technogym Ride, rowing machine, elliptical trainer and treadmill ideal for improving endurance and aerobic capacity  
kettlebells and rubber hex dumbbells in various weights  
full-body multifunction machine for targeted and comprehensive training  
rack with barbell for advanced strength and toning exercises

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## *Events & Meeting*

Whether it is a wedding, a family celebration, or a prestigious corporate event, Borgo La Chiaracia offers a truly unique setting. Its elegant common spaces and lush park become the perfect stage, ready to transform any idea into an experience, from lifestyle events to automotive presentations, with elegance and originality.

Our Conference Room is equipped with state-of-the-art technologies and spaces carefully designed to support presentations, meetings, and training sessions at the highest level. We are also an ideal destination for automotive events. We offer convenient access to scenic routes connecting northern Lazio with Monte Amiata, as well as a covered garage with electric vehicle charging stations.



## *The Farm*

In the heart of a landscape where the dialogue between nature and culture remains beautifully preserved, Borgo La Chiaracia brings to life an agricultural and gastronomic project of rare authenticity. Here, the estate's farm is not merely a place of production, but an integral part of the guest experience: a story unfolding before their eyes, season after season.

Vineyards of Chardonnay and Pinot Noir trace the horizon with elegance and precision, accompanied by long rows of red berries. Beyond them, the land welcomes hazelnuts, walnuts, and chestnuts, while fields of barley, spelt, and sunflower restore the ancient rhythm of Umbrian agriculture. Each cultivation is cared for with respect for natural cycles, guided by a constant commitment to quality and sustainability.

From this vision emerges a bold and thoughtful idea of hospitality: a gastronomic offering that goes beyond the concept of zero-kilometer sourcing, reaching an almost intimate proximity between field and table. Each dish tells the story of what the land provides, without artifice, allowing the raw ingredients to express their true essence.

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## *Indoor Experiences*

### *Organize Your Party*

Celebrate special moments with tailor-made events, curated down to the finest detail.

### *Livinna SPA Journey*

A journey of warmth, water, and silence, where the body slows down and the mind finds balance.

## **FOOD & DRINK EXPERIENCE**

### *Wine Tasting*

A story of the territory in the glass, guided by authentic flavors and gourmet pairings.

### *Cooking Class – Fresh Pasta*

From hands to table, rediscover Italian tradition through the art of homemade pasta.

### *Mixology Experience*

Shakers, aromas, and creativity: craft your own cocktail and discover the charm of the art of mixology.

## **EXCLUSIVE EXPERIENCE**

### *Helicopter Tour*

Fly over iconic landscapes and experience the territory from an extraordinary perspective.

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## *Outdoor Experiences*

### *Car Rental*

Turn every journey into an experience by choosing the style that represents you.

### *Truffle Hunting*

An adventure through the woods in search of one of the earth's most precious treasures.

### *Winery Visit*

Among vineyards and barrels, discover the soul of wine and be guided through a tasting experience.

### *Olive Mill Visit*

From olives to oil, a journey through the aromas and flavors of local excellence.

### *Dairy Visit*

Meet the producers and savor the authenticity of artisanal cheeses.



## *Outdoor Experiences, Culture & Nature*

### *Cultural Tours*

Villages, art, and traditions: every stop is a story to be experienced slowly.  
An emotional journey through history, nature, and timeless places.

### *Ceramics Workshop*

Shape the material and take home a memory created with your own hands.

### *Horseback Riding*

A gentle pace along trails and scenic views, in perfect harmony with nature.

### *Castles and Fortresses*

A journey through legends, ancient walls, and panoramas that tell centuries of history.

### *Trekking Tour*

Walk through nature, breathe in the landscape, and rediscover the energy of movement.

### *Bike Tour*

Ride through hills and villages, experiencing the territory with freedom and enthusiasm.

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**BORGIO LA CHIARACIA**

Borgo La Chiaracia snc, 05013 Castel Giorgio (TR)

Tel. +39 0763 627123

[info@borgolachiaracia.it](mailto:info@borgolachiaracia.it)

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