LA PIAZZETTA
SUL CORSO
APPARTAMENTI

Gubbio, Via Cairoli - 25 | Via Piccotti, 6

APARTMENT
"IL VICOLETTO DEI GERANI"

★ ★ ★ ★ ★

HOUSE MANUAL

For correct use of the apartment

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1 - WELCOME

Dear Guest, first of all we welcome you to our beautiful city of Gubbio. You are accommodated in the Historic Center, or rather to be precise in the "center" of the Historic Center.
This small booklet aims to provide you with all the information you need to use the accommodation, without finding yourself in difficulty using the facilities and equipment, and enjoy a totally relaxing stay. However, you will always have someone nearby who can be reached via mobile phone, ready to provide you with the necessary information. Let's start.

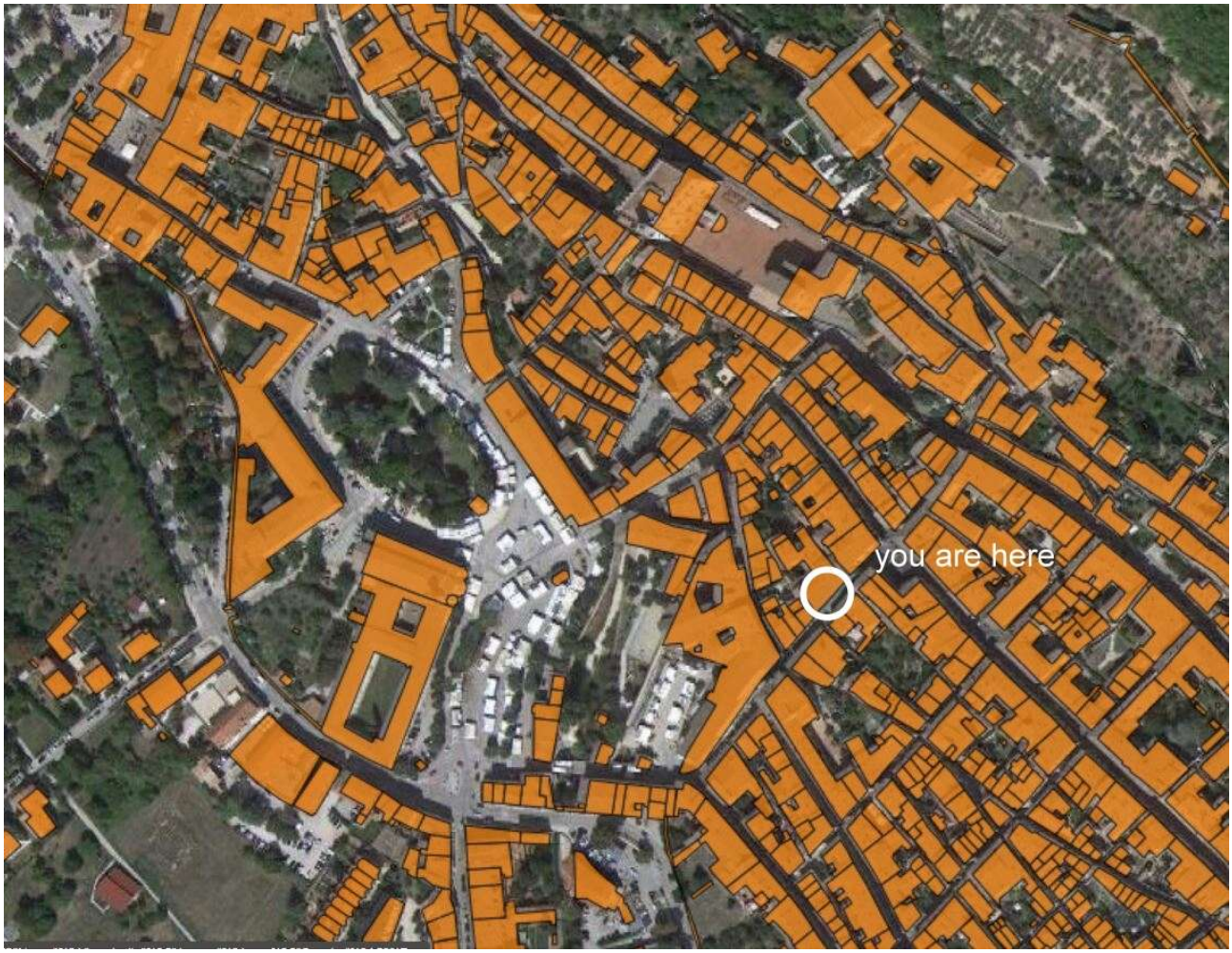
2 - YOUR REFERENCE CONTACT

The contact person for any information or need is the owner of the apartment, **Mr. Zoe Mario Rossi** whom you probably met on arrival. He will be your Tutor, reachable via mobile phone 8:00am-08:00pm at n. **+39 335 1340803**; Take note of this telephone number: it can be useful at any time during your stay.

3 - ADDRESS

The apartment you occupy is called **"il Vicoletto dei gerani"**, it is located at the following address: **Via Francesco Piccotti n. 6, Gubbio (PG) 06024, Italy**. This is the main access but the accommodation also has a second entrance from **Via Cairoli 25**, from the monumental door with columns, for which the key has been given to you; if you prefer to use this second access you can do so. The following map will guide you in finding your location.

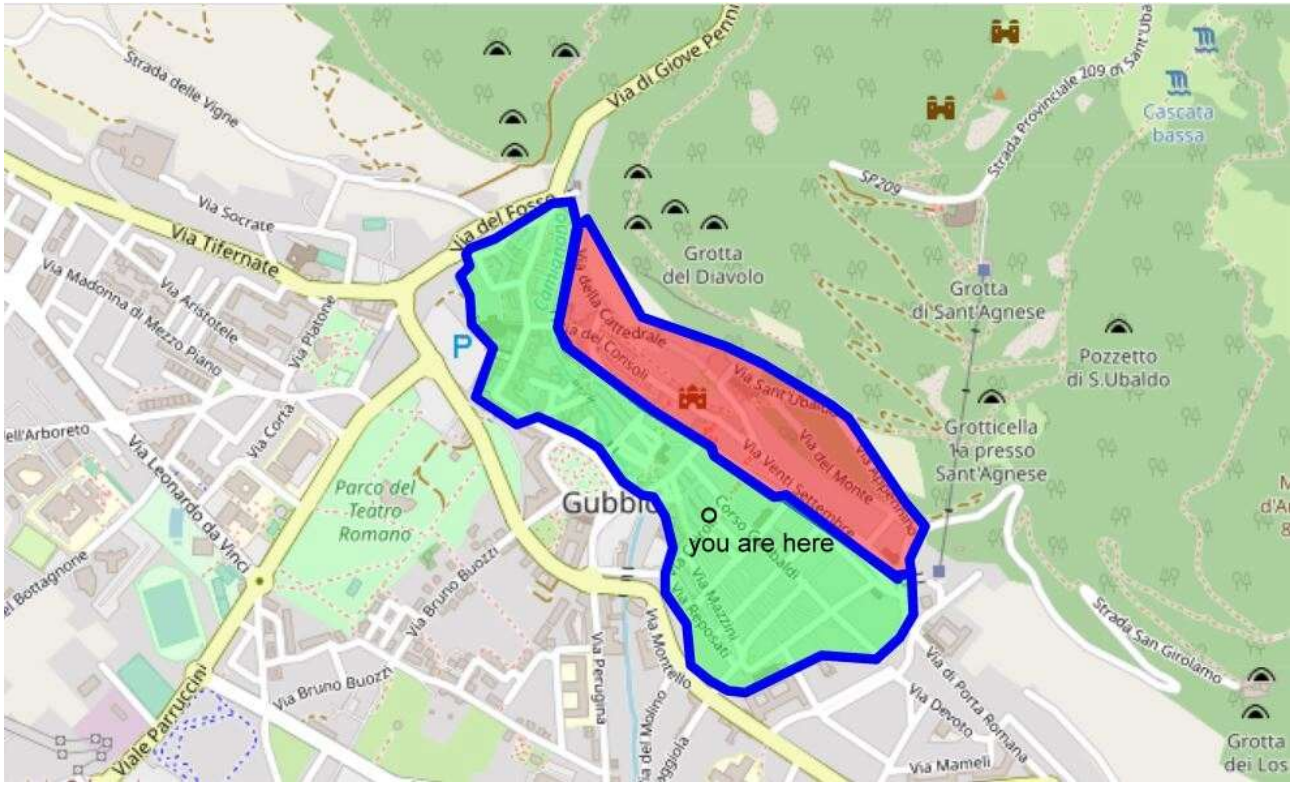
4 - MAP OF THE HISTORIC CENTER



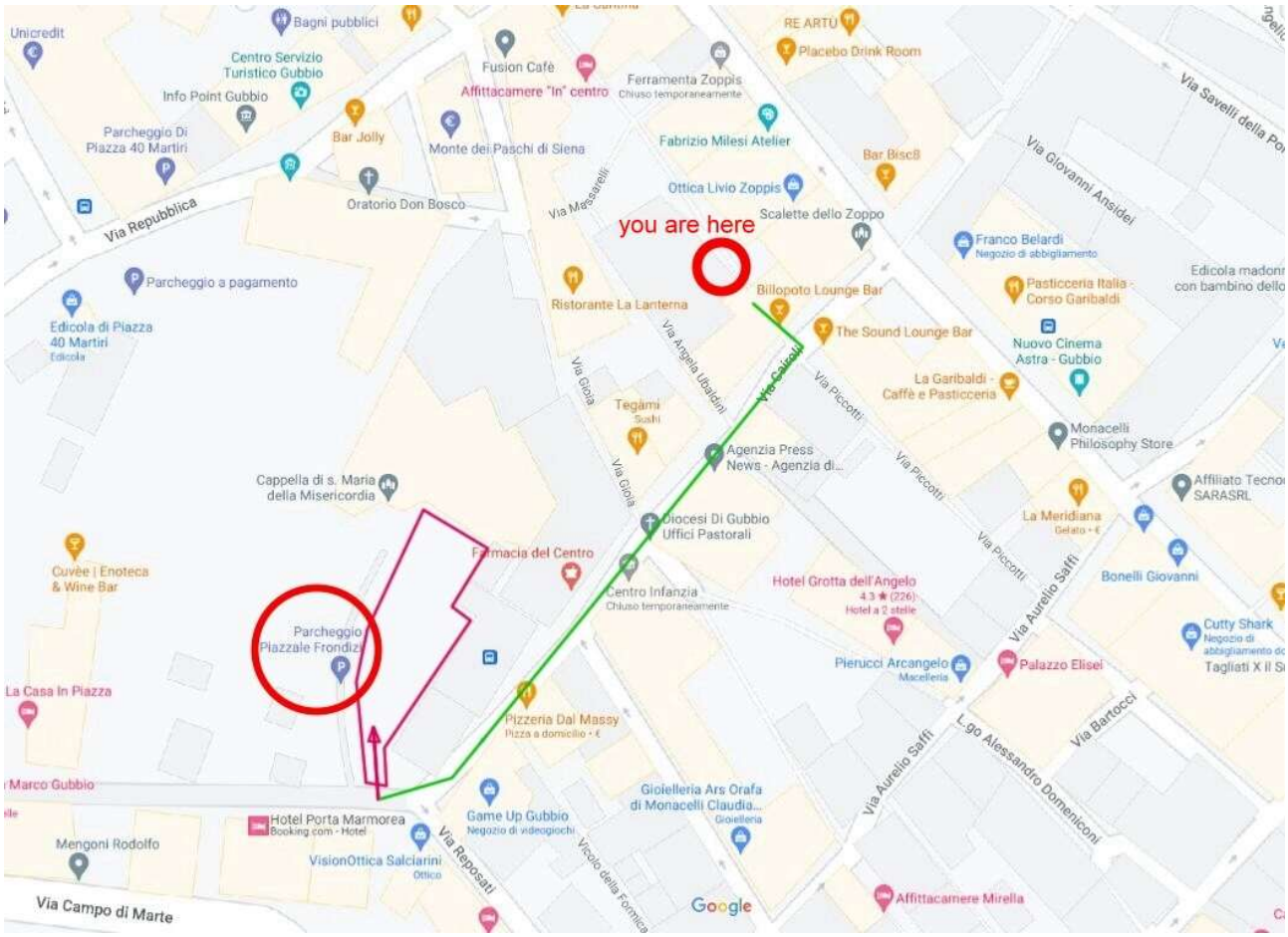
5 - TRAFFIC AND PARKING

Traffic in the Historic Center (H.S.) is regulated by the ZTL (Limited Traffic Zone) so you will have to pay attention to the signs placed at the entrances to the H.S. to find out if the transit is open or closed. The ZTL is made up of two zones: **The red zone**, which concerns the monumental part of the city, has very restrictive access times and no parking possibilities. It is much better to visit it on foot, also because your accommodation is no more than 10 minutes walk from the most interesting buildings (Pal. dei Consoli, Piazza Grande) and you can reach them with public lifts and take a wonderful walk. But more on that later. Rather, in **the green**

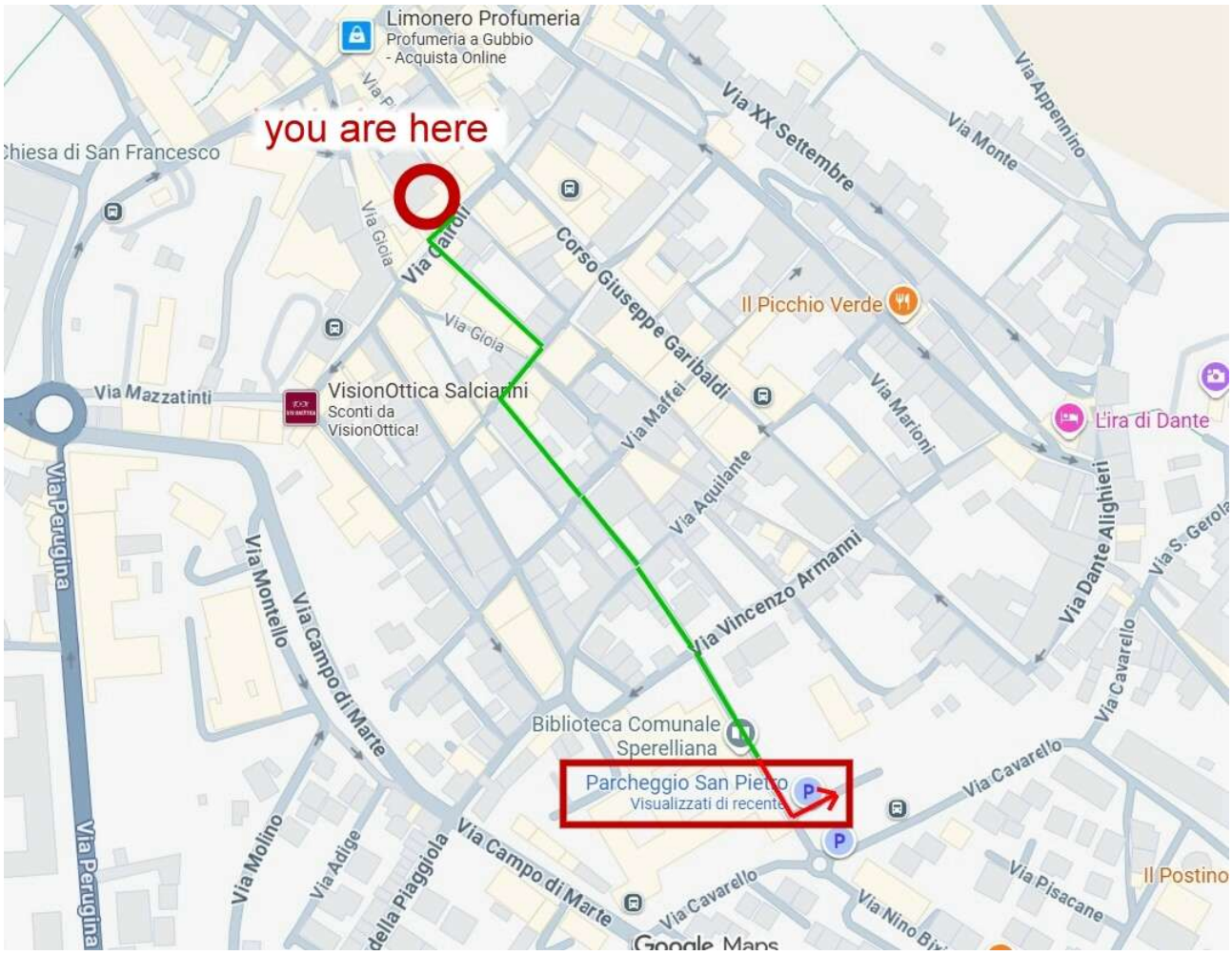
zone, that is the area in which your accommodation is located, you can circulate at the following times:
WORKING DAYS - from 06.00 am to 8.00 pm,
HOLIDAYS - from 06.00 am to 11.00 am
You can park for 30 minutes, for loading and unloading luggage, displaying a parking disc. The following map will orient you on the conformation of the ZTL. Attention! There are periods in which these times may vary for particular events; don't worry, your tutor will inform you.



But let's now solve the **parking** problem: the most convenient and accessible for you is the Piazzale Frondizi car park that is no more than 150 mt. away from your apartment and can be reached by foot in about 3 minutes; parking is charged from 8.00am to 08.00pm and free during the night. Where? look at the map below. The green route is the one you will have to do by foot.



Or the San Pietro Parking lot on Via di Fonte Avellana, covered but unattended, a four-minute walk away. It's currently free because it's under construction, but it may require a fee in the future. See the map below. The green route is the one you'll need to walk.



Recap:

- you can reach your accommodation by car every day, from 06.00 am to 08.00 pm for loading and unloading luggage or pick up and passengers, because you are in the Green Limited Traffic Zone, except for holidays when the transit is open from 06.00am to 11.00am. Stopping (max 30 min.) and not parking is permitted. **Attention! Before 8.00pm the car must be taken out of the restricted traffic area**.

- you can park your car in the indicated parking lots which are outside the green ZTL;
- if you think you won't use your car frequently and don't want to pay for parking, find a free car park, outside the ZTL; there are enough in the immediate vicinity and your

Tutor will be able to tell you where; Remember, these parking places are not guarded.

Finally, if you have the car authorized with the permit **DISABLED PEOPLE** your Tutor will help you report via email to Police command the license plate number, attaching a copy of the **Disabled granted**; in this way you will be able to circulate freely in the restricted traffic zone and also park in the car parks for free. for the entire period of your stay.

Be careful not to park in the places reserved for specific disabled people, marked with a sign with a number as the one in the following photo:

These are parking spaces assigned to a single disabled person and they are not available to other disabled people.

6 - WIFI CONNECTION

Now connect your smartphones. In the living room, on the small table near the sofa there is the **WiFi Hub**; to connect

your smartphones just scan the **QR code** shown below, or enter the password.

Network name: **TIM-32086407**

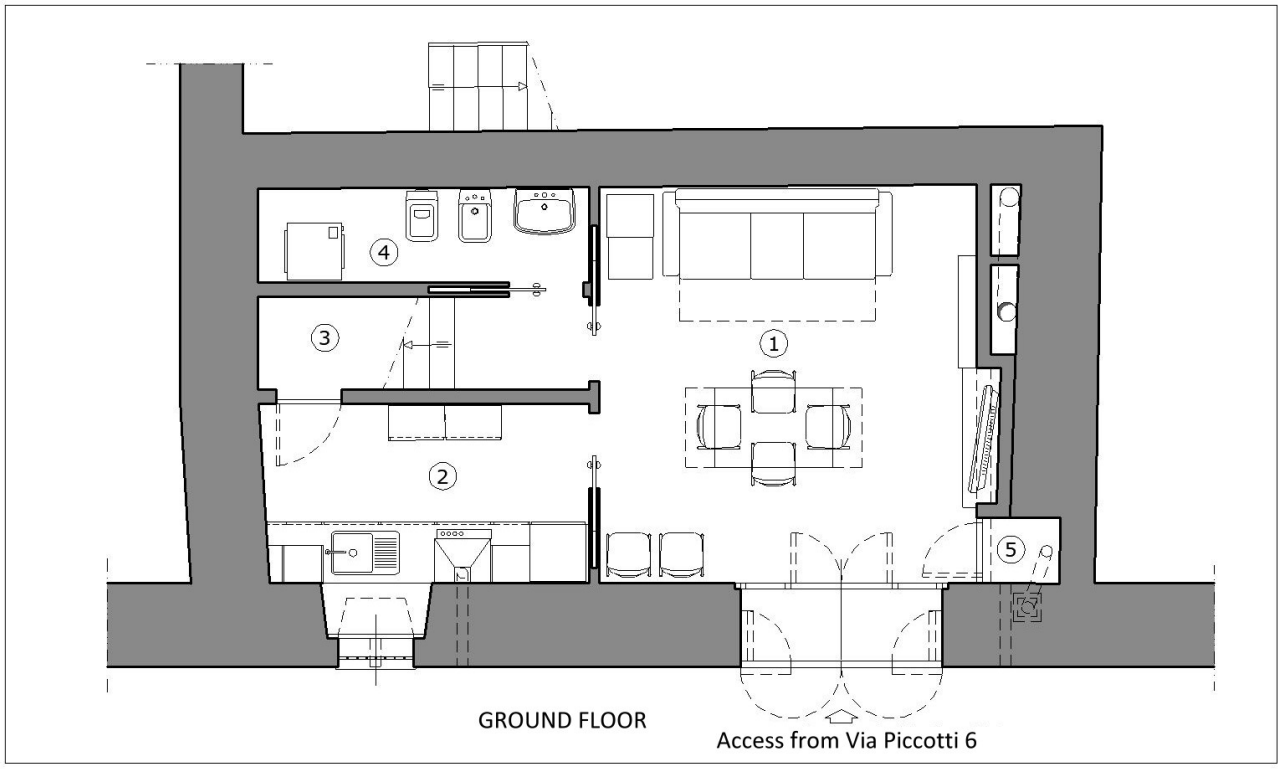
Password: **dDKUf5AGfcUfCxk2RF35UZdN**

You will surf via fiber optic at over 300 Gb. Connected? OK.

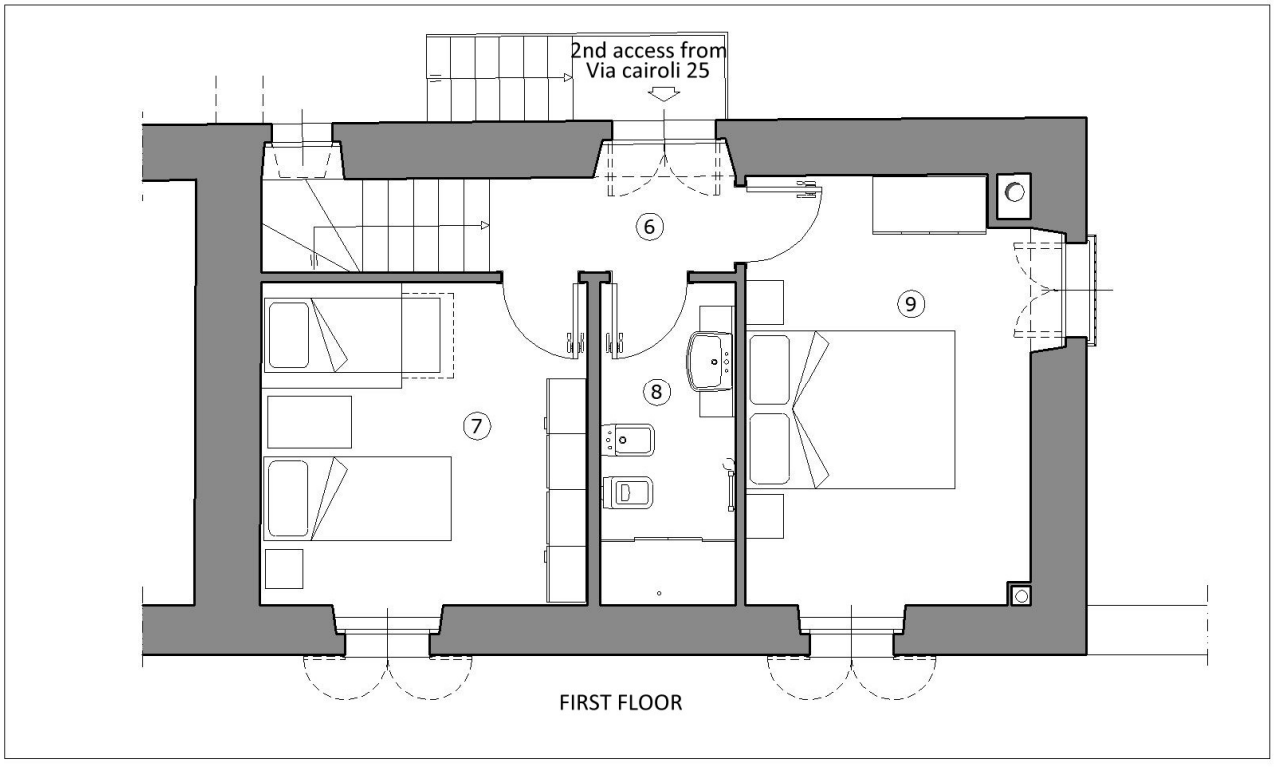
7 - YOUR ACCOMMODATION

I hope you liked it. It was completely renovated and the works were completed in February 2023. It is distributed over two floors; the ground floor is accessed from Via F. Piccotti 6, through a large door that you can keep open when you are in the house during the day; the internal glass window will protect you from the outside as it is equipped with burglar-proof glass and a security lock.
The living area is located on the **ground floor**, consisting of (1) living-dining room, (2) kitchen, (3) storage room under the stairs, (4) toilet, (5) boiler room.

See the apartment plan below.



On the **first floor** there is the sleeping area, consisting of (6) hallway from the second access from via Cairoli 25, (7) single bedroom that can be equipped with a second normal bed, (8) bathroom complete with a large shower, (9) double room. See the following map.



I describe the furniture to you:

(1) - the living-dining room is equipped with a wall unit where there is a working fireplace but in this type of accommodation it is not allowed to turn it on, it is only for aesthetics, because the systems will guarantee you an ideal climate in summer and 'Winter; on the equipped wall there is the 55" SMART TV with all the digital channels or via WEB; the Samsung remote control is the best known in the world. Then there is a small bookcase, where you will find some guides to the city of Gubbio and the Umbria. The dining table can be extended for 6 people, which corresponds to the maximum number of beds in the accommodation; the sofa can be transformed "very easily" into a normal double bed and you will find the beds ready for the number of people booked.

(2) - kitchen is separated from the living-dining room and equipped with a window in front of the sink. But how does it open? You can't reach the handle! Unfortunately the wall is almost 1 m. thick and to open and close the window use the small black stool supplied in the kitchen, or the metal extension on the windowsill; with those you can easily reach the window, which opens with normal doors or with the tilt-and-turn door. With the stool you can also reach the top of the wall units. The kitchen has everything: fridge, freezer, dishwasher, electric oven, gas hob, extractor hood, espresso coffee machine and all the crockery needed for cooking and setting the table. Attention! remember to close the gas tap on the hob, you never know, even if the hob automatically cuts off the gas flow if there is no flame and be careful of kitchen knives; they're razors! However, in the apartment there is a smoke and Co2 detector which would trigger the

alarm if there was smoke from the hob or Co2 from the boiler (we will talk about this in point 12 - PAGE 16).

(3) - storage room is behind the door in front of the kitchen, under the stairs. It's a bit small but it's only used to keep some supplies of mineral water.

(4) - W.C. on the ground floor there is no second shower which is in the bathroom on the first floor, but it is useful as a second bathroom if someone uses the sofa bed, or as a bathroom in the living area without having to climb the stairs to reach the bathroom on the first floor.

(5) - Heating plant is behind the white door on the right side of the equipped wall of the living room. There is no need to intervene in any way on the boiler; it is regulated remotely via WiFi connection: any anomaly is automatically reported to your tutor, who will intervene immediately. It powers the underfloor heating and produces domestic hot water (we will talk about this later in the Winter air conditioning system chapter PAGE 14).

On the first floor:

(6) - hallway is located at the 2nd entrance and leads to a small balcony from which you can go down into the courtyard, also common to the other apartments of the same structure; visit it, there is a wonderful view towards the monumental buildings, and a stone bench for relaxation.

(7) - single room is equipped with storage bed, wardrobe and all other accessories; if you need a second normal bed,

it will be set up above the raised shelf with special equipment, and you will find it ready for your request.

(8) - bathroom is the main one, with fully equipped shower and heated towel rail to heat towels and bathrobes; of course in winter! The radiator is electric; it is turned on with the red switch on the socket and must be turned off after use.

(9) - double bedroom equipped with storage bed, wardrobe, bedside tables; from the French window you can enjoy a beautiful view.

All here, in 63 m^2!

8 - FINISHES

We did our best! Solid wood parquet, branded kitchen, high quality bathrooms and accessories, modern and functional equipment, insulation and fixtures compliant with the law to reduce energy consumption, LED lighting.

Please, take care of it!

9 - LINEN EQUIPMENT

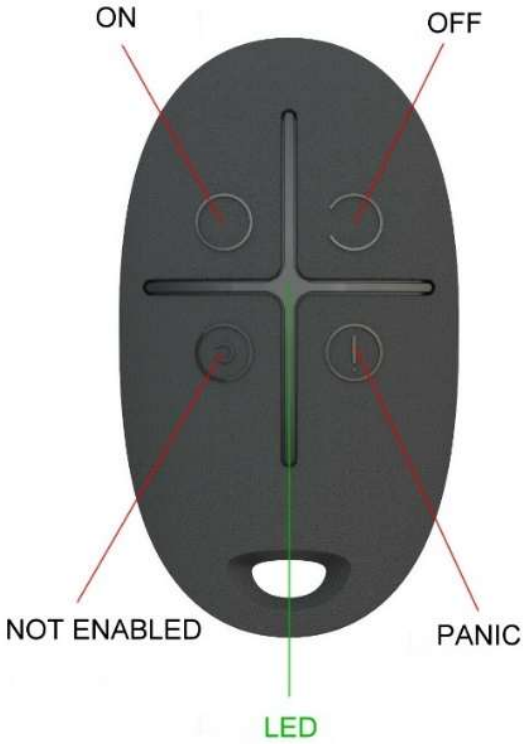
For each occupant:
1 towel, 1 large shower sheet, 1 washcloth bidet, bath mat, personal hygiene products, bedding and blankets for every season, on every bed required.
There is no change of linen during the week; A midweek change can be requested and will be provided delivered a new set of towels and sheets at cost of the laundry €15.00 for each bed to be changed.

10 - KITCHEN PRODUCTS

A welcome bottle of Prosecco in the fridge;
Carbonated water 1.5 l.
Natural water 1.5 l.
10 espresso pods
1 l. of milk in the fridge
1 pack of oil
1 pack of vinegar
Sugar in sachets
Salt
Pepper
Soaps for dishwashers.

11 - ALARM SYSTEM

The apartment is equipped with an anti-intrusion and security alarm. Together with the traditional keys, you were given a **remote control** that turns the **anti-intrusion alarm** on and off, so that you can turn it on or off when exiting or entering and be safe in your absence. The functions are very simple: The PANIC button sounds the alarm in the event of any emergency, even if the alarm is not armed. The message will reach your tutor who will contact you.

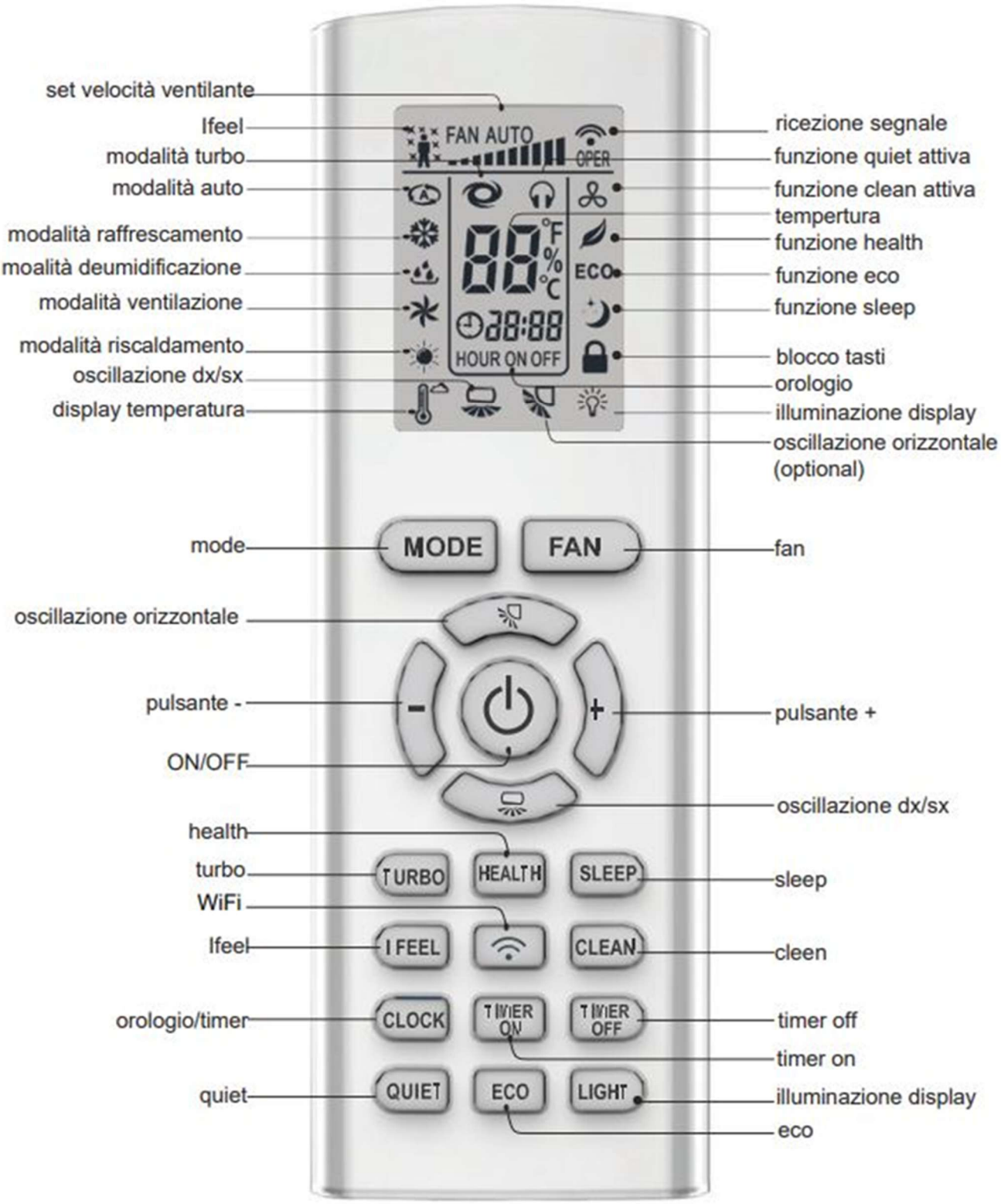


If a break-in is attempted, a siren will sound for a few minutes and your tutor will receive an alarm alert. In this case, the tutor will call you and carry out the check and then silence the alarm via WiFi. The system is the perimeter type, which means that if any window facing the outside is opened with the system turned on, the alarm will sound. On the outside in the courtyards, two cameras are also installed which frame the main and secondary entrances; they are only used to monitor the apartment when it is **NOT** occupied. If guests are present, the cameras can be deactivated upon request.

12 - SUMMER AIR CONDITIONING SYSTEM

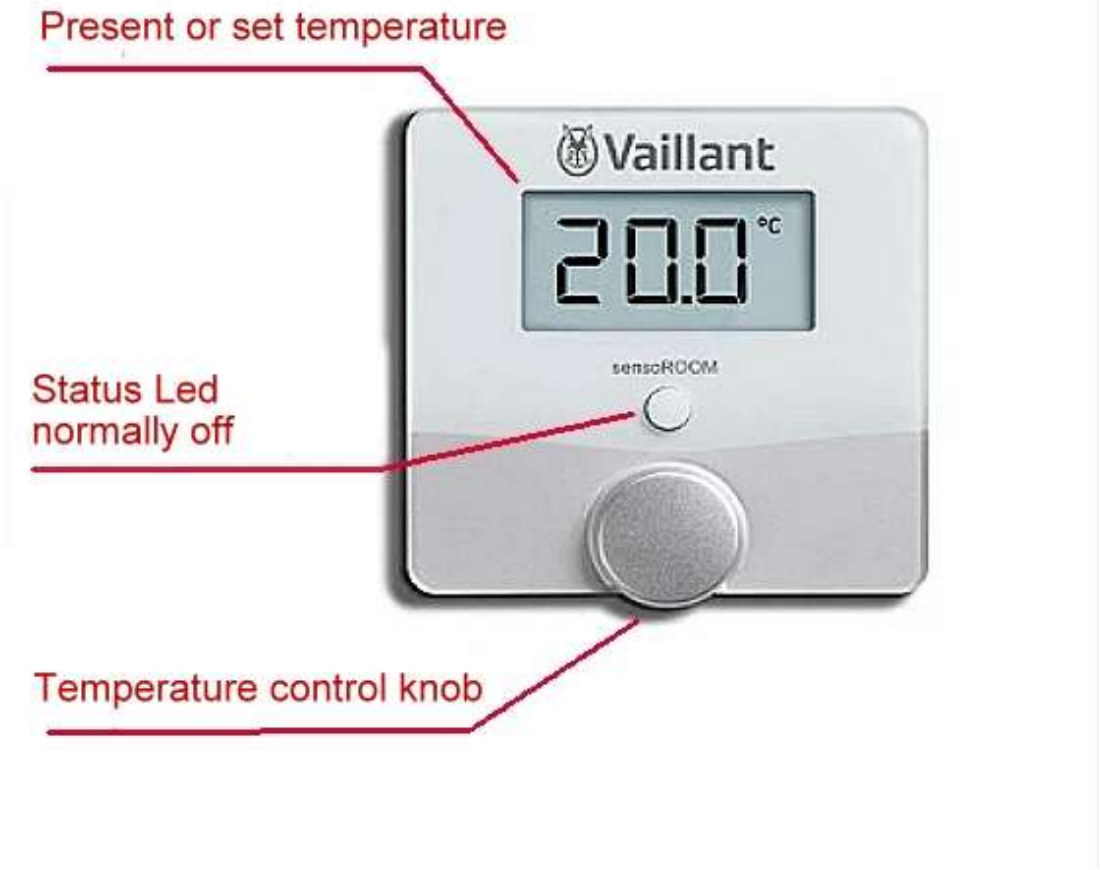
The apartment is equipped with a summer air conditioning system (air conditioners) which refrigerate the air inside the accommodation in very hot seasons. There are 3 split units,

two located in the two bedrooms and the third in the living room; they can obviously be operated independently and via a remote control (one for each unit) which regulates temperature, intensity and direction of the air flow; the following image shows the functions and their respective keys. There is also a special user manual that you will find in the small bookcase in the living room, but you can't waste too much time studying this too; so it will be your tutor who will teach you to use the remote control in a practical and concise way. This system can also work for heating; if in intermediate seasons guests prefer to have a higher internal temperature, but the underfloor heating is not yet turned on, the inverter can be activated with the remote control, so that instead of refrigerated air, hot air is distributed, with the same temperature control mode and intensity and direction of the air flow. There is always a tutor ready to explain it to you.


set velocità ventilante
Ifeel
modalità turbo
modalità auto
modalità raffrescamento
moalità deumidificazione
modalità ventilazione
modalità riscaldamento
oscillazione dx/sx
display temperatura
FAN AUTO
OPER
ECO
HOUR ON OFF
ricezione segnale
funzione quiet attiva
funzione clean attiva
tempertura
funzione health
funzione eco
funzione sleep
blocco tasti
orologio
illuminazione display
oscillazione orizzontale (optional)
mode
MODE
FAN
fan
oscillazione orizzontale
pulsante -
pulsante +
ON/OFF
oscillazione dx/sx
health
turbo
WiFi
Ifeel
TURBO
HEALTH
SLEEP
I FEEL
CLEAN
sleep
cleen
orologio/timer
CLOCK
TIMER ON
TIMER OFF
timer off
timer on
quiet
QUIET
ECO
LIGHT
illuminazione display
eco

13 - WINTER AIR CONDITIONING SYSTEM

On this point there is no need for the tutor to give you explanations on how it works: It's all automatic.
The system is underfloor radiant and is equipped with a continuous internal and external temperature detection system, which sends all the information to the tutor on the operating status and automatically adjusts the switching on and off of the boiler so that the temperature is kept constant set temperature. Here you just have to set the desired temperature via the **thermostat** which is located in the disengagement in front of the entrance to the WC. ground floor.



The number you see on the thermostat indicates the current temperature; turn the knob to increase or decrease this value as desired and in the next 3 hours the system will

reach the required temperature and then return to the preset values. Then there is always your Tutor!
Domestic hot water is produced continuously, summer and winter. In summer the temperature of the water supplied is 40°, so there is no need to mitigate it by also opening the cold water tap; in winter it is set at 43°. If you want different values, I'm always here!

14 - FIRST AID KIT

I hope you never need it but:
- The First Aid Kit is in the main bathroom, in the drawer under the sink;

15 - EXTINGUISHER

The fire extinguisher is in the waste bin under the kitchen sink.

To use the fire extinguisher, follow the instructions on the label.

16 - SMOKE and CARBON MONOXIDE (CO2) DETECTOR

In the hallway of the sleeping area, a smoke and/or carbon monoxide (CO2) detector is installed; it is an additional safety feature to warn you of any leakage of fumes (oven, kitchen, fire starting) or carbon monoxide coming from any other type of combustion.

The flashing LED informs you of the operational status of the alarm:

• green - normal operating state

• red - alarm state and an internal siren sounds;

in this case the first thing to do is open the external windows and ventilate the rooms; then press the test/silence button to silence the alarm; finally identify the cause that produced the smoke and, if possible, arrange for it to be extinguished. You have the small portable fire extinguisher at your disposal, under the kitchen sink. Call your tutor immediately.

• yellow - malfunction; battery exhausted. Report it to the tutor.

17 - ELECTRICAL SYSTEM

The general electrical system panel is near the thermostat, in the hallway on the ground floor. It is made and certified in accordance with the law, with earthing of all sockets (including household appliances) and circuit breakers, which serve to interrupt the current in the event of an accidental short circuit; in this case it is necessary to reset the switch in the control unit along the corridor on the ground floor.

The lighting fixtures are all LED. The available power is 6.5 kW so you need to be careful **not to overabsorb** by turning everything on at the same time (hairdryer, dishwasher, TV, oven, air conditioning, etc.). In this case, the supply could be interrupted in the external meter panel, which is located in a sheet metal door located on the left exiting Via Piccotti. And then I will have to intervene because it takes a special key to open the door and reconnect the main switch. A few minutes and I'll be there.

18 - VIDEO INTERCOM

The video intercom is connected to the access from Via Cairoli 25/b; the very simple functions are illustrated in the following figure.

19 - WASTE DISPOSAL

Door-to-door waste collection is in force in the city. The waste produced during your stay must be placed in the appropriate separated containers, which you will find inside the kitchen, under the sink: separate paper, glass-aluminium, organic. If they are full or you want to remove them from the kitchen to avoid bad smells, you can seal the bag and place them in the larger containers differentiated, which are located in the courtyard, exiting from the first floor.

You have been given a **key that opens all the external containers** and placed the small envelopes inside them, according to the type. **Don't worry about emptying them:** your Tutor will take care of moving them to the street on the established days to allow them to be emptied by the Urban Waste Service

20 - YOUR 4-LEGGED FRIENDS

Only small sizes are accepted; large animals would not have enough internal space. For their needs you can use the common external courtyard, collect and remove the excrement, throwing it into the MSW bins. who are always in the same courtyard; **Organic container**.

21 - VISIT GUBBIO IN ONE DAY

If you have come on holiday to Gubbio, you cannot miss a visit to one of the most beautiful medieval cities in Italy. Even one day may be enough, but the city and its monuments deserve even more. Then there is the rest of

Umbria, with equally beautiful cities and landscapes no more than an hour's drive away.

Nowadays the Internet gives you the opportunity to get detailed information about possible itineraries and visits so, you probably don’t need any further suggestions; in any case, I would like to point out just a few WEB pages, which can be consulted by scanning the QR codes below with your smartphone.
I don't think there's anything else to tell you but Happy stay!

22 - LINKS OF INTEREST

Gubbio in one day

Umbriatourism - Portal of the Umbria Region

Recommended and nearest restaurants

In Gubbio you can eat well anywhere and so I point out only the restaurants closest to your apartment

Grotta dell'Angelo

Federico da Montefeltro

Taverna del Lupo - TOP!

All the others