

Look into this
country home with a
contemporary twist
set in the pleasant
Umbrian frame.
Hosting eight guests,
this composite estate
combines perfectly
today comforts and
traditional elements.

Feedbacks



5* I really can't think of a way of improving on anything; the decor is a wonderful balance of old and modern, the colour schemes are very pleasant, everything works, and the staff is very helpful. And for anyone who plays golf, it is almost a sin not to go.

5* - This place is for A-list celebrities, family reunions, weddings, yoga retreats, and groups of families traveling together. It also could be for artists looking for a quiet studio to create, a honeymooning couple, or single travellers on

an adventure. Every modern convenience is carefully placed into the immense history of the place.

5* - The villa was lovely and well looked after by the staff. The views were gorgeous, the weather, misty in the morning, cleared for beautiful warm days, which we spent hiking and exploring many of the adjacent hilltop towns. Having visited previously in high summer, late October was a pleasant surprise, and we will definitely return.

Feedbacks are collected and belong to our partners, are intended for internal use and cannot be published

Overview



Located in the lush countryside of Umbria, this 280 m² villa, can accommodate up to eight guests with its four double bedrooms decorated with high-quality materials, wooden beamed ceilings, marble bathrooms and light tones. Nestled on the Umbrian hills, close to some evocative small villages and the Trasimeno lake, it affords a unique view across the nearby woods and valleys, including 1200 square meters of landscaped gardens, making it a secluded shelter. During the restoration, the original elements and materials have been recovered and emphasised: washed walls in pale shades, 'pietra serena' stone and Italian wood. The villa oozes tranquillity and a home-like feeling, granting total privacy and seclusion. Modern comforts such as high-speed internet throughout the property and air conditioning are supplied. The two-store building and annex feature four bedrooms, all with ensuite bathroom, one living room and a well-equipped kitchen, while the cottage hosts a spacious living room with a view over the infinity-edge pool. The property can accommodate a total of 8 guests in 4 bedrooms, all of which have ensuite bathrooms.



Outside, there are different alfresco areas between the main villa, the annex and a pergola just outside the cottage. There are a spotless landscaped garden and a heated infinity-edge pool that protrudes in the valley. Local activities include hiking and cycling, enjoying life and hearty food: the concierge can help guests hire bicycles, while the local staff can work with you to create a custom culinary experience or suggest the best way to experience Perugia, Siena, Florence and Rome, all within easy reach. The estate constitutes the ultimate Umbrian countryside retreat, owned by the same family for generations and steeped in rich history. Known for its awe-inspiring mountains and sprawling natural landscapes, this is the perfect place where one can immerse in the silence of hectares of natural reserve. The estate restaurant is a medieval farmhouse rebuilt over the ruins of a defensive tower, whilst the property stands over the estate's harmony of rivers and lakes, valleys and wooded hills.

- Stunning views
- Privacy and relax
- Outside heated infinity-edge pool
- Air conditioning throughout the villa
- High-speed Wi-Fi internet access throughout the villa, garden and pool area
- The property is 441 m / 1446,85 feet over the sea level

Access



Access

To reach the villa there is 3 kilometers of white gravel road. Please note that the roads are in good conditions but occasionally steep and with little stones as all the country roads, so they are not suitable for low-height cars. Careful drivers will prefer renting 4x4 wheels cars. The villa is developed on different levels of steep land so there are many stairs inside and between the buildings.

The property is particularly fit for physically active people.

Location

The peaceful and serene surroundings of this property make it a particular fit for guests who love privacy and relaxation. Independently rented car(s) is a necessary amenity to enjoy this property.

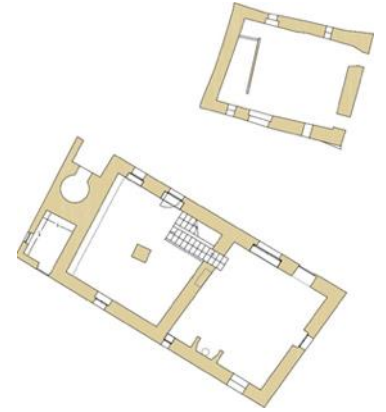
Shuttle bus

A complimentary shuttle service from the properties to the restaurant of the estate is available every evening upon reservation (limited places available); please note this bus is serving all the villas.

Floor Maps

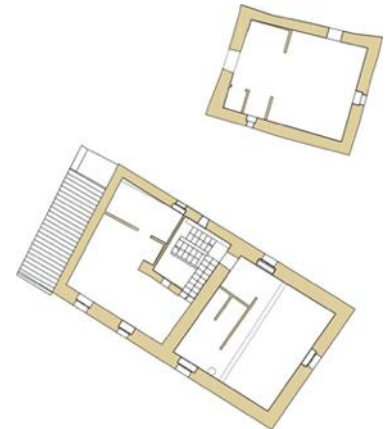
GROUND FLOOR

- 1 Living room
- 1 Open kitchen with dining room
- 1 Double king bedroom with ensuite bathroom (annex)



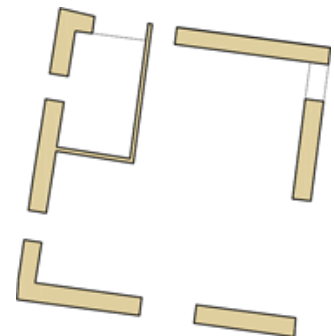
FIRST FLOOR

- 2 Double king bedrooms with ensuite bathroom
- 1 Double king bedroom with ensuite bathroom (annex)



COTTAGE

- 1 Living room with a dining table
- 1 Laundry room



Home décor



An untainted garden and cypresses introduce this two-story villa and cottage, which home design is approached with research in the historical context, results in a chic style with quality washed wooden boards and resin floors. Exposed wooden beamed ceilings offer a rustic feel: countryside elements like this with uneven surfaces are opposed to the well-polished lines of the furnishing and marble found in the bathrooms. Aesthetically, the house recalls traditional typologies — for instance, the small windows send us back to the property's humble origins — as well as organic materials including wood and stone locally sourced. A contemporary influence, however, was the decision to include resin and marble. Traditional yet contemporary, this is a new-classic style retreat full of light and a welcoming, soothing vibe, blending traditional and today Umbrian Architecture.

Bedrooms

BEDROOM 1

BEDROOM	Double
SIZE	Super King (210 by 200 cm)
FLOOR	Ground
AMENITIES	Air Conditioning, Wi-Fi
BATHROOM	Shower, ensuite, with toilet
TYPE	This 27 m2 bedroom is located on the ground floor with easy access from the outside, this makes it particularly fit for physically challenged people.



BEDROOM 2

BEDROOM	Double
SIZE	Super King (210 by 200 cm)
FLOOR	First
AMENITIES	Air Conditioning, Wi-Fi
BATHROOM	Shower, ensuite, with toilet
TYPE	This 25 m2 light-toned bedroom features painted, wooden beams and a small bookcase.



BEDROOM 3

BEDROOM	Double
SIZE	Super King (210 by 200 cm)
FLOOR	First
AMENITIES	Air Conditioning, Wi-Fi
BATHROOM	Shower, ensuite, with toilet
TYPE	This room of 31 m2 features a bathroom with black marble shower and top. There is no balcony, so it is particularly fit for a family with small children.



BEDROOM 4

BEDROOM	Double
SIZE	Super King (210 by 200 cm)
FLOOR	First
AMENITIES	Air Conditioning, Wi-Fi
BATHROOM	Shower, ensuite, with toilet
TYPE	This room of 31 m2 features a stunning black marble shower and a wooden tiled floor. There is no balcony.



Amenities



INDOORS

- High-speed Wi-Fi internet access throughout the property
- Air conditioning throughout the villa
- LCD TV with Sat TV & sports channels
- Bluetooth sound system
- Well equipped kitchen
- Laundry room complete with washing machine, dryer, iron and ironing board in the pool cottage
- Baby cot, child's highchair and baby bathtub on request

OUTDOORS

- Heated infinity-edge pool with shallow water beach 4 x4 meters with ladder steps
- Sunbeds, tables and parasols
- Pergola by the pool cottage with sofas
- Stone-built barbecue
- Wood oven
- Private and fenced landscaped garden
- Private parking
- Table Tennis available for rental

Alfresco



At 441 meters / 1446,85 feet over the sea level, nestled on a hill, this estate overlooks Umbria's countryside and wooded valleys. Umbria region is exquisite, mystical, peaceful, and best of all, unspoiled. Centrally located, in less than two hours visitors can reach Rome or Florence, this landlocked region of Italy is often referred to as the green heart of the Country and it is an especially verdant region of mountains, rolling green hills, forests, tumbling rivers, lush farming land, hiking trails, vineyards, and awe-inspiring views. Umbria's countryside is at its best in May, garlanded with flowers and spring green, and blessed with weather that is already balmy.

- Stone-built barbecue
- Pergola by the pool cottage with sofas
- Panoramic terrace with sofas
- Private and fenced landscaped garden

Swimming pool

Please take a few minutes to familiarise yourself with the swimming pool at your property. The below diagram is to ensure you and your guests' safety whilst staying at the villa. In case of an emergency, please call your concierge immediately. The swimming pool is open and heated for private use in the warmer months, from May to September. Extra fees apply for anticipated opening or later closure. Please be aware that there is no fence surrounding the pool and therefore children shall be supervised all time. According to the exterior temperature, it may be difficult to obtain a pleasant warmth. Heating before arrival may be needed to outreach the desired temperature.



Please do not enter the pool with a copious amount of sun cream and/or tanning oil on your skin to avoid damages to the liner and/or protective layer and/or filters. It is forbidden to swim if intoxicated by alcohol or any other substance that may alter your judgement and physical capability. No breakable items, e.i. glasses, glass bottles, etc. are permitted around the pool and children must always be supervised closely and, if under 9 years old or less than four feet tall, must always be accompanied by a parent or responsible person in a swimsuit, including in the water.

- Infinity-edge swimming pool with panoramic views
- 4 m x 4 m shallow water beach section

Experience



VISSANI MICHELIN RESTAURANT

Umbria region is exquisite, mystical, peaceful and unspoiled. Centrally located, in less than two hours visitors can reach Rome or Siena and Arezzo, this landlocked region of Italy is often referred to as the green heart of Italy, with mountains, rolling green hills, forests, tumbling rivers, farming land, hiking trails, vineyards and transporting views. Out of Umbria come olive oils, whole grains, truffles, top quality ham, honey, cheeses and much more. Several close-by restaurants and trattorias serve organic, local cuisine. We recommend the local [Ristorante ai Girasoli di Sant'Andrea](#) and [Salcheto](#) for a wine tasting in the area of Montepulciano.

- The closest iconic location is Perugia, half an hour away
- There are tennis courts nearby, just 15 minutes away
- 18-hole Golf Course by Robert Trent Jones Jr. is at the foot of the estate
- Lake Trasimeno 15 km, 20 minutes
- San Giovanni del Pantano, 2 minutes (small grocery store)
- Assisi 47 km, 40 minutes
- Cortona 48 km, 45 minutes
- Montepulciano 64 km, 1 hour
- Todi 70 km, 1 hour
- Spoleto 84 km, 1 hour
- Rome 211 km, 2 hours and 30 minutes

Restaurants

The cuisine in the Province of Perugia is frugal and made from genuine products such as olive oil, often accompanied by bruschetta, grilled meats, and vegetables. Black truffles, a typical product of the region, are used in many dishes and are the main ingredient of the Easter Pizza, a salted Christmas cake flavoured with pecorino, sheep's milk cheese. The lentils from Castelluccio are known for their tiny size and soft hull. Salami and cold cuts from Norcia are not to be missed, accompanied by extra-virgin olive oil. Strangozzi pasta, served with various kinds of sauces, are amongst the most appetizing recipes.

- *** Starred or very famous restaurant
- ** Very good restaurant, excellent food and good service
- * Not fancy restaurant, typical cuisine and familiar ambience

Perugia County

Il Gradale**

Strada Montevile 3
 Inside Castello of Monterone, 06126
 An attractive blend of modern design and traditional style, delicious regional cuisine with a contemporary twist. Splendid terrace for summer dining.
www.ristorantegradale.com/

Il Ristorante del sole**

Via Della Rupe, 1, 06121
 For those looking for the perfect place to taste typical Umbrian cuisine with a modern twist www.ristorantesole.com

La Taverna**

Via delle Streghe, 8, 06123
 On the list of the best restaurants in Perugia, this one wins the praise of foodies, tourists and locals. Dishes are reinterpretations of Umbrian tradition www.ristorantelataverna.com/

L'Officina**

Borgo XX Giugno 56, 06121
 Housed in what was once a workshop, this one serves guests since 2006.

Osteria a Priori*

Via dei Priori, 39, 06123, Perugia
 Great value, friendly staff and outdoor seating along the street during the summer period. Very centrally located, at the Osteria simple and hearty Umbrian food is served with passion and knowledge.

La Taverna*

Via Streghe, 8, 06123 Perugia
 The restaurant is located in the historical center and offers delicious dishes with fresh ingredients, artfully created by chef Claudio Brugalossi. The decor of the indoor dining room is tasteful and modern, yet it reflects the ancient atmosphere of the city.

Terni County, Todi

Casa Vissani******

Baschi, Strada Statale 448

Km 6.600, 05023 Baschi (TR)

Highly creative, the cuisine is very much based on regional traditions and produce. Top class comfortable and one of the best meals in Italy - <https://casavissani.it/it/>

Assisi County

La Locanda del Cardinale*

Piazza del Vescovado, 8 06081 Assisi

In the historical centre of Assisi, 3 minutes walking from the main square and the San Francesco Basilica. Regional and eclectic cuisine style. The wine cellar counts more than 1000 wine etiquettes from all over the world.

Montecorona County

Restaurant Abbey of Montecorona*

Exquisit experience having dinner in an abbey of the XII Century is very spectacular. Can't miss this.

Montone County

L'Antica Osteria*

Piazza Fortebraccio, 5 (06014) Montone

It has wonderful outdoor dining on the main square, a traditional Italian restaurant upstairs, with stunning views and serving good value quality cuisine of the area. This restaurant specialises in truffles www.lanticaosteria.it/en/

Niccone Valley County

Locanda di 'Nonna Gelsa'*

Via Caduti di Penetola 31 Niccone

This restaurant serves great quality 'typical' Italian food. The prices are reasonable, and the service is very good - www.locandadinonnagelsa.com/

Tavernacce County

Borgomela *

Strada Tiberina Nord, 224/C5 (06134)

Tavernacce, Borgomela is a restaurant that reflects the regional culinary tradition with a touch of personal interpretation. It is characterized by home-made pasta as well as bread and buns.

www.borgomela.com/

Farm



Goats, hens, rabbits, pigeons and ducks are some of the animals that can be found in our farmhouse, located in the heart of the Estate. Our bees collect pollen throughout the Estate to produce raw honey that changes subtly in perfume and flavour depending on the flowering season. Visiting a working farm can be a wonderful family activity, as both adults and children may encounter the natural world, appreciating the compromise between human needs, animal welfare and wildlife. Within the rolling hills of the Estate rise the green foliage of the olive groves. With their massive trunks and thick leafy branches, the centuries-old olive trees dominate the extensive fields of the estate and stretch as far as the eye can see.

Food markets



Markets are an Italian tradition for centuries and are lively places where one can see a cross-section of Italian society and learn about the local customs. If looking for big, covered market halls they will be found in cities - like Rome, Florence and Naples. Elsewhere, the weekly market descends on the village square or the outskirts of town. In most towns, grocery shops are closed on Sundays. Supermarkets generally are open every day except Sundays.

MARKETS

- Farmer's market 2nd Sunday of the month in Perugia

- Tuesday morning, Gubbio
- Wednesday morning, Spello
- Friday morning, Bastia
- Saturday morning, Assisi

LOCAL MARKET

14 km - Weekly market Umbertide
P.za Caduti del Lavoro
Open 8 am to 1 pm

SUPERMARKET

10 km - Conad Superstore
Str. Ponte Pattoli
Ponte Resina, 3,
06134 Perugia

Markets



There are several markets in the area:

- Arezzo, every Saturday
- Perugia, Tuesday
- Gubbio, Tuesday
- Umbertide, Wednesday
- Cortona, every Saturday
- Montepulciano, Thursday
- Pienza, Friday
- Montalcino, Friday

PERUGIA

Palazzo della Prefettura, in summer,
Rocca Paolina, in winter, last weekend of
the month. The main attraction here are
ceramics, antique costume jewellery.

TODI

Piazza Comunale, last week in March.
Leading antique dealers from all over Italy
gather to sell furniture, paintings, rugs,
bronze figures and antique ceramics.

Every year on November 11th Saint
Martin's day from the Piazzale della
Consolazione up to the Piazza del Popolo
are market stalls with sandwiches, sheep
cheeses, shoes, clothes and much more.

BASTIA UMBRIA

Piazza Mazzini, Sunday before the 21st in
March, June, September and December (at
the beginning of each of the four seasons.
Small inexpensive items, against the
backdrop of the church of S. Croce.

CASTIGLIONE DEL LAGO

P.zza Gramsci, 3rd Saturday of the month,
April to September. Ceramics, with
antique archery equipment; the lovely little
town overlooks Lake Trasimeno.

GUBBIO

Town centre, third Sunday of the month
antique market and fourth Sunday of the
month organic food and artifacts.

SPOLETO

Centre of town, 2nd Sunday of the month.

CITTA DI CASTELLO

Town centre, third Sunday of the month.

Shopping



Perugia and the surrounding towns and villages provide visitors with bountiful shopping opportunities: from local artisan goods and works in gold to haute couture.

Brunello Cucinelli Cashemire
P.zza C. A. Dalla Chiesa, 6 Solomeo (PG) -
This is the region's and Italy's best cashmere designer. Tops, sweaters and cashmere jackets (men & women), up to 30% discount www.brunellocucinelli.com

Luisa Spagnoli
Località S. Lucia Sobborghi Perugia -
Elegant clothing for women. Dresses in sizes from 42-52. Last year's prices are cut in half and those from two years ago are 70% off. Regular discounts of 30-70%



Tessitura Pardi

Via Ringhiera Umbra, 25 Montefalco (PG)
 - Historical brand linens for the home.
 Active since 1949. Items for sale include tableware, tablecloths in linen and cotton in classic Umbrian & American styles. Enjoy discounts of 30-50%,

Mastro Raphaël House Linens

Località Santo Chiodo, 161 Spoleto (PG) -
 A top-quality house linens company. Items include sheets sets with the famous bees, linen pillows with embroideries, carpets, silk curtains, embroidered down comforters and items from the previous year at a 30%-50% discount - <https://www.mastroraphael.it/>

Ubaldo Grazia Maioliche

Via Tiburtina, 181 Deruta (PG) - Located on the E45 exit Deruta Sud, this factory of Majolica is dating back to the 1500's. They produce antique objects of high

quality. Items for the home include coffee mugs, tea sets, servers, plates and herbal medicine vases - Save 30-50%

Valdichiana Fashion Outlet

Foiano della Chiana (AR) – The Valdichiana Outlet Village is one of the best fashion outlets in Tuscany: located between Arezzo and Siena, the complex features Conte of Florence, Coveri, Benetton, Puma, Sisley, Bassetti and many others. In the over 140 charming shops one can take advantage of great discounts ranging from 30% to 70%.

Prada

Certainly, one of the most famous and visited factory outlets in Tuscany and Italy, this one sells only clothing, bags and accessories by Prada and its minor labels such as Miu Miu. Via Europa 8, Leccio Reggello (Florence).

Airports



PERUGIA AIRPORT

30', 33 km

Longitude: 12° 30' 48" E

Latitude: 43° 5' 48" N

IATA code: PEG

ICAO code: LIRZ

ANCONA AIRPORT

100', 136 km

Longitude: 13° 21' 44" E

Latitude: 43° 36' 58" N

IATA code: AOI

ICAO code: LIPY

FLORENCE AIRPORT

120', 170 km

Longitude: 11° 11' 52" E

Latitude: 43° 48' 37" N

IATA code: FLR

ICAO code: LIRQ

ROMA FIUMICINO AIRPORT

155', 230 km

Longitude: 12° 14' 20" E

Latitude: 41° 48' 1" N

IATA code: FCO

ICAO code: LIRF

Essentials

UMBRIA



Location: Umbria

Capital: <https://en.wikipedia.org/wiki/Umbria>

Notes: The region is characterized by hills, mountains, valleys and historical towns such as the university centre of [Perugia](#), [Assisi](#), a [World Heritage Site](#) associated with [St. Francis of Assisi](#), [Terni](#), [Norcia](#), [Gubbio](#), [Spoleto](#), [Orvieto](#), [Todi](#), [Castiglione del Lago](#), [Narni](#), [Amelia](#), and other small cities and is bordered by Tuscany, Lazio, and Marche. Umbria is crossed by two valleys: the Umbrian valley, stretching from Perugia to Spoleto, and the Tiber Valley, from Città di Castello to the border with Lazio. Perugia is the capital city of both the region of Umbria in central Italy, crossed by the river Tiber, and of the province of Perugia. The city is located about 164 kilometres north of Rome and 148 km southeast of Florence. It covers a high hilltop and part of the valleys around the area.

- The [Umbria Jazz Festival](#) is one of the most important venues for Jazz in Europe and has been held annually since 1973, usually in July
- Sagra Musicale Umbra is a classical and chamber music festival
- The [International Journalism Festival](#)
- [Eurochocolate](#), chocolate festival and fair usually held in October each year.
- [Music Fest Perugia](#), music festival for young talented musicians, usually in the summer

SIENA, SAN GIMIGNANO, PIENZA (UNESCO WORLD HERITAGE SITES)



Location: 53100 Province of Siena, Italy

Website: <https://en.wikipedia.org/wiki/Siena>

Notes: UNESCO World Heritage Site. Siena is an ancient city. Founded by the Etruscans. Site of the Palio (horse race held twice a year). San Gimignano ancient walled city. Founded by the Etruscans. Romanesque and Gothic architecture. Vineyards. Pienza is the “ideal Renaissance town” that was wanted and created by Pope Pius II. The spectacular arrangement of the spaces and the richness of the buildings make this town an artistic treasure (an additional UNESCO insertion). San Gimignano stands out among the small towns of the region, a Medieval town characterized by its towers and “tower homes” (another site recognized by UNESCO).

- Duomo di Siena A millennium of faith through culture of Western history
- Piazza del Campo Siena's is the site of the famous Palio horse races
- Torre del Mangia tower is more than 290 feet high
- Historic Centre of San Gimignano renowned as a beautiful scenic village centre

FLORENCE, PISA, LUCCA



Location: Province Florence, Pisa and Lucca
Website: <https://en.wikipedia.org/wiki/Florence>
<https://en.wikipedia.org/wiki/Lucca>
<https://en.wikipedia.org/wiki/Pisa>

Notes: Tuscany hosts innumerable astounding localities, many of which are also named UNESCO World Heritage Sites; of course, one must begin with Florence. Famous all over the world, the ancient Signoria dei Medici is the preeminent cradle of culture and art. It is a true museum under the sky containing countless monuments, including the Duomo, with Giotto's Bell Tower; Santa Maria Novella; Palazzo Vecchio; and the Uffizi Gallery, with all its unique masterpieces. The charm of Florence is also evident along the Arno River, on the picturesque Ponte Vecchio, and in the workshops of artisans that liven up the lanes of the old town. Pisa gathers its main monuments in Piazza Dei Miracoli, among which is the Leaning Tower that makes up part of an incredibly-valuable artistic area that is protected by UNESCO as well. Lucca is a walled city known for the well-preserved Renaissance walls encircling its historic city centre and its cobblestone streets. Broad, tree-lined pathways along the tops of these massive 16th- and 17th-century ramparts are popular for strolling and cycling. It's the most alive of all Tuscan cities, with a plethora of bars and restaurants active every day of the year.

ROME (UNESCO WORLD HERITAGE SITE)



Location: Rome, Capital of Italy

Website: <https://en.wikipedia.org/wiki/Rome>

Notes: A heady mix of haunting ruins, awe-inspiring art and vibrant street life, Italy's hot-blooded capital is one of the world's most romantic and charismatic cities in the world: Rome, the "Eternal City" reconstructs in one city the course of history. Rome is the main seat of State institutions and we cannot forget its Piazza di Spagna, with the famous Spanish steps of Trinità dei Monti, Piazza Farnese and Piazza Navona with Bernini's Fountain of the Four Rivers, not to mention the 18th-Century Trevi Fountain, where tourists throw coins and express their wish to return to the Eternal City

All the following are worth seeing:

- First stop is the Colosseum, where the gladiator games took place
- Via dei Fori Imperiali leads along the most important archaeological itinerary, a unique set of temples, basilicas, public and sacred buildings and the Roman Forum
- Capitoline Museums, on the Campidoglio, the acropolis of ancient Rome
- Castel Sant'Angelo, the mausoleum for the Emperor Hadrian
- Vatican City, the seat of the Papal State. Here we can admire the famous Piazza San Pietro, with the 16th-Century colonnade by Bernini and the Sistine Chapel