

UMBRIAN RETREAT

ANCIENT CASTLE AND ADJOINING CHURCH METICULOUSLY RENOVATED WITH INFINITY POOL AND UNIQUE AMBIANCE



THE VILLA OVERVIEW



6 bedrooms



6 en-suite



throughout



heated

The property can accommodate up to 12 adults and 1 infant (1 crib and 1 extra bed available at extra cost)

Situated on the top of a hill over the Tiber valley, with breathtaking views over rolling hills, olive groves and vineyards, this ancient castle and adjoining church has now been meticulously renovated and converted into a contemporary property with infinity pool.

Space is the primary element of this project, featuring an extensive surrounding garden, a large kitchen and six bedrooms each with en-suite marble bathroom. Vaulted ceilings, terracotta tiles floors, thirteen century frescoes, travertine marble stairs create an atmosphere which is luxurious yet not ostentatious, mixing contemporary sense of comfort with traditional materials.

Spacious sitting rooms, smart LCD TV with Sky television compose the living ambiance of the property, completed by a bluetooth sound system, a laundry room and high speed wireless internet access. Air conditioning is built throughout the villa, garden and pool area. The XI century church, adorned with hand-painted decorations, stands adjacent and connected to the villa.





THE ESTATE

Look Inside a Family Unique Country Umbrian Estate, an act of love towards one of the most exclusive private country estates in Italy

- ✿ 1Ha of grounds and woods
- ✿ 366 meters above sea level
- ✿ Infinity swimming pool heated from June to September)
- ✿ Air conditioning and Wi-Fi throughout
- ✿ The interior of the property measures 750 Sq.Meters
- ✿ The estate can accommodate a maximum of 14 adults & 1 child

GROUND FLOOR

- Living room with fireplace
- Dining room
- Well-equipped kitchen
- Laundry Room
- Super King Bedroom with bathroom
- Sitting room
- Super King Bedroom with open bathroom
- Annexed Church

FIRST FLOOR

- Super King Bedroom with bathroom (shower)
- Sitting room
- TV room
- Super King bedroom with bathroom (shower) and shared terrace
- Super King Master Bedroom with bathroom (shower) and shared terrace
- Service bathroom

SECOND FLOOR

- Super King Bedroom with en-suite bathroom

THE COMMON AREA

- Dining table on the panoramic terrace
- Pergola and sun-beds around the pool
- Private fenced landscaped garden (1000 m2)
- Parking place for five cars





A photograph of a stone building with a tower, a lawn, and a pool at dusk. The building is illuminated from below, and the sky is a mix of blue and orange. A lawn with a chair and a pool are in the foreground.

UMBRIA

THE ESTATE OFFERS
THE ULTIMATE
UMBRIAN 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
WHERE YOU CAN
IMMERSE YOURSELF
IN THOUSANDS OF
HECTARES OF
NATURAL RESERVE.



A LOCAL CONCIERGE'S GUIDE TO UMBRIA & THE ESTATE

CULTURE

- Perugia, (26')
- Lake Trasimeno (36')
- Arezzo (63')
- Siena, Chianti (64')
- Pienza (72')
- Florence (128')
- Rome (156')

FOOD & WINE

A number of close-by restaurants and trattorias serve organic, local cuisine. We recommend the restaurant contained in the estate called Il [Caldaro](#), and the best restaurant in the area is [Ristorante ai Girasoli di Sant'Andrea](#). Sneak to [Salcheto](#) for a wine tasting in the area of Montepulciano. Each restaurant in Umbria offers a kid menu and none raises an eyebrow when toddlers make an entrance in a Michelin starred spot.

FAMILY

Possible activities include hiking, cycling and wine tasting – your local concierge can help guests hire bicycles, boats and tents at the nearby beach clubs. 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. Within the rolling hills rises the green foliage of our 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. Time with family is celebrated in Italy, in fact almost every activity here is kid-friendly.





OFTEN REFERRED
TO AS THE GREEN
HEART OF ITALY,
UMBRIA IS
KNOWN FOR ITS
FERTILE
LANDSCAPE,
ROLLING HILLS
AND RICH
HISTORY