

UMBRIA

ITPG18

BASTIONE ESTATE

RE-JOIN WITH NATURE AND AUTHENTIC FLAVOURS IN THIS RESORT, SOAK IN HOT WATER, SURROUNDED BY PEACE



THE PROPERTY OVERVIEW



16 bedrooms



16 bathrooms



throughout



2, 1 heated

The property can accommodate up to 28 adults and 4 children in 14 bedrooms, 13 full bathrooms and 2 service bathrooms (plus 1 for staff in the kitchen), best used for 28 guests total

- The peaceful and serene surroundings of this property make it a particular fit for guests who love privacy and it is conveniently located close to Todi, Perugia, Siena and Rome
- Outside swimming pool with bar
- Indoor heated pool with sauna
- Air conditioning and Wi-Fi

Located near the charming town of Todi, the estate is surrounded by a forest, in which it is immersed, in a soothing, relaxing ambience. On the sweeping grounds, there's an outdoor swimming pool, an indoor heated pool with its spa area, composing a restful space in one eco-sustainable estate. The property is composed by three buildings, where rooms are located, and all buildings have undergone a full restoration. The wellness area is set in the midst of natural surroundings and enjoys a breath-taking view of the valley stretching

towards the peaks of its mountain, in harmony with. Hidden away, yet very close to the town centre, this estate offers 14 bedrooms decorated in rustic style with relaxing white walls, contemporary fabrics and several bespoke furnishing by local Italian artisans. The estate includes 7 hectares square meters of private grounds, gardens and private property. The interior of the property measures 1000 square meters and it can accommodate a total of 39 guests including all the sofa beds available. Best used for 28 people, total.





THE PROPERTY STYLE

Immerse your senses in nature while staying in this renovated farm, re-join with nature and authentic flavours in this resort, surrounded by peace, soak in hot water, or balance the serenity with outdoor activities on the surrounding mountains. The home design, approached with research in the historical context, results in a classic style with stone, terracotta floors, quality washed wooden boards and marble. Vaulted wood-beamed ceilings lend a rustic feel to the interiors. Modern and very comfortable, this is a rustic and immersed in nature retreat with full of light and a welcoming vibe.





GUESTS SAY

**THIS IS A
PARADISE WITH
AMAZING VIEWS,
EXCELLENT
POSITION,
DELICIOUS
CUISINE**





A LOCAL CONCIERGE'S GUIDE TO THE AREA

THE EXPERIENCE

Set amid a lush olive grove, its surroundings include Lake Trasimeno, central Italy's largest lake, remains of Etruscan settlements, particularly around Castiglione del Lago, where the loveliness of the natural landscape combines with the romanticism and stillness of the lake and the Cascade delle Marmore waterfalls near Terni, some of the most beautiful in Europe. Its current owners embarked on a constant renovation of this little borgo that was an original farm during the last century. Umbria has great energy that comes from mixing history with so many different

people from all over the world. And, as well as the restaurants, shopping, and nearby nature, people's perceptions are also mesmerized of what a culturally rich area this is in terms of museums, architecture, and art.

- Todi is 14 km away (25' by car)
- Perugia is 55 Km away (53' by car)
- Marmore Falls (picture above) are 68 Km (60' by car)
- Assisi is 68 Km away (65' by car)
- Spello is 70 Km away (72' by car)
- Bolsena Lake 58 km away (80' by car)
- Gubbio is 98 Km away (80' by car)



