Villa Chimneys

Region: Umbria **Sleeps:** 10 - 12

Overview

Thousands of plants inhabit the gardens of this villa in Umbria, where there's always something in bloom. Here valleys and green hills embrace you from the moment you enter the winding drive, which passes through the estate's working farm. If you're looking for bucolic retreat, this stately stone home and gardens will catch your imagination and your heart. Whether you dine beneath the picture-perfect pergola, or lounge beside the private pool, a profound sense of calm will find you at this holiday villa.

Inside, the decor is sophisticated yet casual - with tasteful wicker and floral fabrics winking at the gardens beyond. There is an updated en suite bathroom for every bedroom, so all your guests will be kept in comfort. For even more luxury and care, upgrade your stay to a vill'otel experience - this includes breakfast every morning, daily maid service, and more.

Golfers will be especially enamoured of this holiday villa - there is an 18 hole golf course just 3 minutes down a private path. The nearest town is San Giovanni del Pantano (1 km), which sits just 25 minutes from the Perugia International Airport - excellent convenience for a rural escape to another world!

Facilities

Wow Factor • Modern • Wellness • Private Pool • Heated Pool • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • BBQ • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Cot(s) • High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Fishing

Interior & Grounds

Interior

Main House

Ground Floor

- Double bedroom with open bathroom and two showers
- Large living room with an elegant fireplace and TV and French doors leading onto the garden and the olive-groves of the villa. Seated on the sofa that lies inside the villa, one can also admire the imposing Mount Tezio scenery
- Dining room with an adjoining spacious kitchen and breakfast table
- The kitchen room overlooks a small private garden which is immersed in flowers in full bloom, and also having a lovely table setup for breakfast

First Floor

- 2 double bedrooms having en-suite bathroom having shower and bath tub
- Double room with en-suite bathroom and shower
- Double room with en-suite bathroom and bath-tub

Cottage

- Double bedroom with en suite bathroom with shower inside the cottage. The cottage also offers a small kitchen, dining area and living room. There is a TV, DVD player, internet access and air conditioning

Outside Grounds (10,000 m2)

- Private pool (7m x 15m)
- Sun loungers
- Fenced, landscaped garden
- Pergola with outdoor dining table seating 12
- Comfortable seating
- Table tennis (on request)
- Barbecue area

Facilities

- Wi-Fi
- Air-conditioning
- Washing machine
- Dishwasher
- Fridge
- Microwave
- LCD TV
- Sky television with sports channels
- DVD player

- CD player
- iPod speakers
- Hair dryers in every bathroom
- Soaps, shampoos and shower caps in every bathroom

Location & Local Information

With over 30 per cent of the region's total area made up of woodland, Umbria is known as "the Green Heart of Italy". Villa Chimneys has the unique advantage of being situated in the very centre of this area steeped with history and tradition.

Umbria is one of Italy's most beautiful and enchanting regions. This tranquil land of saints and ancient mystics, with its romantic countryside and its historically rich medieval hill-towns, inspires a special reverence in the hearts of Italians as well as the foreigners visiting it. More than anywhere else, the region seems to represent the country's spirituality.

With less than a million inhabitants, Umbria's population density is half that of the national average, affording ample room for individuality. The simple pleasures of country living, surrounded by natural beauty, is enhanced with art, architecture, wonderful food and wine in nearby towns and cities throughout the two adjoining regions of Lazio and Tuscany.

Florence and Rome are within two hours drive. Siena, Arezzo, Assisi, Todi and Orvieto are all closely linked. The capital city of Perugia is just 20 minutes away and offers a wealth of cultural activities that include opera and the famous Umbria Jazz festival, held every July. Other spectacular hilltop towns include Cortona and Preggio. Preggio has an annual classical music festival and the annual Montone Film Festival, which attracts an international audience.

During the summer months, open-air concerts and operas are often staged in the gardens of famous villas and palazzos that abound throughout the region.

Many tours and excursions can be organized for our guests during their stay by the Estate's Management.

Guests have access to an 18 hole championship golf course, designed by Robert Trent Jones Jr. A golf clubhouse and restaurant facilities within the same estate are only 3 minutes distance from the villa. These are accessible by golf cart through a private pathway that runs across the nature reserve. All guests have discounts on the golf green fees and at the clubhouse restaurant.

Furthermore, there are a wide range of outdoor pursuits and activities including hunting, fishing and mountain biking.

History
This country estate has risen majestically in the midst of the Umbrian region for more than a millennium.

Inhabited since prehistoric times, the estate has been witness to many

historical events, which helped shape the Italy we know today. Murlo is situated at the very top of a beautiful hill in the midst of Monte Elceto di Murlo and Monte Tezio. It is an easily defensible and dominant position.

Location
- San Giovanni del Pantano (small grocery store): 1 Km (2 minutes)
- Pierantonio (small village with shops and bank): 6 Km (5 minutes)
- Perugia: 15 Km (20 minutes)
- Perugia International Airport: 20 Km (25 minutes)
- Rome Fiumicino International Airport: 205 Km (2 hours)
- Rome Ciampino International Airport: 200 Km (1 hour, 55 minutes)
- Florence international Airport: 150 Km (1 hours, 40 minutes)
- Assisi: 35 Km (40 minutes)
- Gubbio: 30 Km (35 minutes)
- Orvieto: 95 Km (55 minutes)
- Lake Trasimeno: 20 Km (25 minutes)
- Siena: 90 Km (50 minutes)
- Spoleto: 75 Km (40 minutes)

Local Amenities

Nearest Airport	**S. Egidio (21-25 km)**
Nearest Town/City	**Umbertide (10 km)**
Nearest Restaurant	**Il Caldaro (2 km)**
Nearest Bar/Pub	**Il Caldaro (2 km)**
Nearest Golf	**Antognolla (2 km)**

What we love

What you should know…

- The Property is in a rural location, on the top of a hill (600 meter above sea level) within a country estate, which is a large Umbrian active agricultural farm. The access road to the Property is a long and occasionally steep private white gravel road, not suitable for sports cars or any other low-height car. We would recommend the use of a 4 wheel drive car.
- Larger parties travelling together may also wish to book any of the following properties located within the same estate: Tower Villa (sleeps 8), Villa Subtila (sleeps 18), Villa Savini (sleeps 8), Monte Tezio (sleeps 14), Villa La Macchia (sleeps 6), Villa Palchi (sleeps 8), La Casa Nel Bosco (sleeps 2) and Castello Maddalena (sleeps 20).

Terms & Conditions

- Security deposit: €1500 charged to client’s credit card by the owner as a pre-authorisation upon arrival and refunded two weeks after departure, subject to full inspection.

- Arrival time: 3.30 p.m. - 7.30 p.m.

- Departure time: 10.00 a.m.

- Energy costs included?: Yes.

- Linen & towels included?: Yes (towels are changed mid-week and linen is changed mid-stay for bookings of two consecutive weeks).

- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.

- Changeover day: Saturday. All other changeover days on request.

- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).

- Other Ts and Cs: Weddings, stag/hen parties and events are not allowed.

- Heating costs included?: Yes, except in low season.

- Pool heating charge?: Included approximately late June to end-August, on request only. Extra cost approximately late-May to late June and September based on consumption, payable locally. Pool heating is not available during all other periods. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- Minimum stay: 3 nights September 2023 - April 2024. 7 nights during all other periods.

- Pool opening dates?: The pool is open approximately May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.

- Internet access?: Wi-Fi internet access included.

- Pool towels included?: Yes, changed weekly for bookings of 2 weeks or more.

- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- Other Ts and Cs: Please note that extra services/activities must be booked via the Estate's concierge in advance - no external providers are welcome at the property.