

Villa Subtila

Region: Umbria Sleeps: 16

Overview

Villa Subtila is a beautiful, newly refurbished 16th-century farmhouse set on the top of one of the sloping hills of Umbria. The villa offers spectacular views of the medieval castle of Antognolla and its 18 hole championship golf course.

Villa Subtila is a perfect example of luxury and comfort, offering the unique opportunity to live in the heart of a natural reserve surrounded by woods, olive trees and green valleys. Also, guests can enjoy the comforts and the services of a 5-star resort and swim in a private pool that also contains a Jacuzzi.

Guests can walk through the nature reserve, relax in the shadow of an ancient tree. They can play a round of golf in the 18 hole, Robert Trent Jones Jr. designed, the golf course of Antognolla (two minutes from the villa) or enjoy a glass of prosecco at the golf clubhouse bar.

Villa Subtila accommodates up to 16 guests in the exceptional comfort of two beautifully decorated apartments. All are furnished elegantly with local tiles from Deruta, well-equipped kitchens, a washing machine and satellite TV.

Facilities

Wow Factor • Modern • Wellness • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • BBQ • Washing Machine • Dishwasher • Hairdryer • Ground Floor Bed & Bath • Satellite TV • TV • DVD • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic



Interior & Grounds

Interior

The villa sleeps up to 16 people across two apartments

Main Villa

Ground Floor

- Living room with fireplace
- Living room and dining room with fireplace
- Open-plan fully-equipped kitchen
- Guest bathroom
- Laundry room

First Floor

- x3 Bedrooms with king-size beds and ensuite bathrooms
- x2 Bedrooms with twin beds
- x1 Bedroom with a double bed and ensuite bathroom

Olivo Apartment

- Living room
- Kitchen and dining table
- x2 Bedrooms with king-size beds and ensuite bathrooms
- Laundry

Outside Grounds

- Private infinity swimming pool (7m x 15m)
- Poolside sun loungers and parasols
- Fenced and private landscaped garden (10,000m²)
- Pergola with dining table
- Barbecue
- Panoramic terraces with seating facilities
- Heated Jacuzzi (2m x 2m, seating 8 people)
- Pool cottage with heated whirlpool tub and with pergola and seating

Facilities

- Wi-Fi
- Air conditioning
- Central Heating
- LCD TV with Sky and sports channels
- Amazon Fire Stick
- DVD player



- Ipod speakers
- Hairdryer in every bathroom
- Iron and ironing board

****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.*

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 Subtila 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 to express individuality. The simple pleasures of country living, surrounded by idyllic natural beauty, is enhanced by 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 a 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 Poggio. Poggio 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.

The estate's management can organise many tours and excursions for guests during their stay.

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. They are only 3 minutes distance from the villa. All guests have discounts on the golf green fees.

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

Villa Subtila is an elegant and stunning villa set up in the Umbrian hills offering a peaceful environment, breathtaking views and the ambiance of Umbria. It also provides discreet, five-star service complemented with the facilities and commodities of an exceptional luxury resort.

With its 9 rooms, each individually decorated in warm rich colours, the villa is



an authentic Umbrian jewel offering peace and tranquillity in an environment far removed from everyday care.

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

Inhabited since prehistoric times, the estate has been witness to many historical events which helped shape Italy today.

Location

- San Giovanni del Pantano (small grocery store): 1 Km (2 minutes)
- Pierantonio (small village with shops, bank, etc.): 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

- Luxury accommodation in a relaxed, sophisticated atmosphere
- A warm welcome from a member of the staff to provide all the necessary information about the villa and the resort on arrival
- Relax and unwind in this hassle free environment where all details and services are taken care of

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), [Monte Tezio](#) (sleeps 14), [Villa Savini](#) (sleeps 8), [Villa Chimneys](#) (sleeps 12), [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.
- Changeover day: Saturday. All other changeover days on request.
- Arrival time: 3.30 p.m. - 7.30 p.m.
- Departure time: 10.00 a.m.
- 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.
- Linen & towels included?: Yes (towels are changed mid-week and linen is changed mid-stay for bookings of two consecutive weeks).
- Energy costs included?: Yes.
- 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.
- Heating costs included?: Yes, except in low season.
- 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.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- 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.
- 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 special events are not allowed.
- Internet access?: Wi-Fi internet access included.
- Pool towels included?: Yes, changed weekly for bookings of 2 weeks or more.
- 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.