

Tower Villa

Region: Umbria Sleeps: 6 - 8

Overview

Tower Villa is an exclusive luxury villa which has just been rebuilt on the ruins of a medieval defensive tower on the estate. The tower was originally built in a strategic position on the top of a hill overlooking the valley of Monte Tezio and of the castle of Murlo.

The villa enjoys a superb position with amazing and breathtaking views across the immaculate countryside, revealing olive trees and green valleys. This idyllic and rustic scene has changed little since the 12th century when it was originally built.

This luxury villa is a sublime example of a typical Umbrian countryside villa with all the comforts of a luxury home and the services of a 5 star resort. Guests can swim in an olympic sized pool, drink a glass of wine on the stunning roof terrace, enjoy a romantic candle lit dinner prepared by a private chef and then enjoy a deep sleep in the over sized beds fitted with linen made of the finest soft materials.

Tower Villa can accommodate up to 8 guests in romantic and exquisitely decorated rooms with en suite bathrooms, all furnished in soft colours with stunning views across the nature reserve. All bedrooms and sitting rooms are blessed with Umbrian sunlight flooding in through the ample windows.

With its 3 bedrooms each individually decorated and its elegant living room with fireplace, the house makes guests feel as if they were staying in the house of a special friend.

It is almost impossible to find a view as enthralling as the wooded valley below Tower Villa.

The extensive private grounds surrounding Tower Villa provide privacy and make it ideal for walkers and nature lovers who wish to explore the surrounding woodland and nature reserve. The 18 hole golf course of Antognolla is only 3 minutes away from the villa.



Facilities

Chateaux & Castles • Quirky • Wellness • Heritage Collection • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets Welcome • Hot Tub • Walk to Village • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • DVD • Heating • Cot(s) • High Chair(s) • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Fishing • Outstanding Landscapes • Tourist Towns & Villages • Historical Sites • Romantic

Interior & Grounds

Interior

Ground Floor

- There is a charming and comfortable living room with functional fireplace, and sofas seating 8 guests
- Dining room with French doors leading to the terrace and the garden of the villa
- Well equipped kitchen with dishwasher, fridge and microwave
- Bedroom with King-sized bed (200cm x 200cm) en suite bathroom with bath

First Floor

- Bedroom with 2 bunk beds sleeping 4 guests (each bed 90cm x 190cm) and en suite bathroom with shower enclosure. Suitable for two adults and 2 children or 4 children

Second Floor

- Bedroom with King-sized bed (200cm x 200cm) and en suite bathroom with shower. Direct private access to the roof terrace

Lower Ground Floor

- Laundry room

Outside Grounds

- Large, private heated pool (6m x 15m, depth: 1.5m) with hot tub system on pool stairs, open approximately May to September
- Sun loungers, chairs and parasols
- Outdoor dining table and sofas with parasol
- Barbecue area with table and chairs for eight guests and a parasol
- Private fenced and landscaped garden
- Pergola

Facilities

- Wi-Fi (across villa, garden and pool area)
- Air-conditioning (bedrooms only)
- Heating
- Washing machine, iron and ironing board
- LCD TV with Sky television with sports channels and Amazon Fire
- DVD player



- iPod docking station
- Hairdryer 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". Tower Villa 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, allowing ample individuality. The simple pleasures of country living, surrounded by idyllic natural beauty, is enhanced with art, architecture, and 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 hour 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.

Many tours and excursions can be organized 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 are only 3 minutes away from the villa. These are also accessible by golf-cart through a private pathway that runs across the nature reserve. All guests have discounts on golf fees and at the clubhouse restaurant.

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

The origins of this country estate, which has always risen majestically in the midst of the Umbrian region, date back more than a millennium.

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

- 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	Perugis (20 km)
Nearest Airport 2	Florence (150 km)
Nearest Airport 3	Rome Fiumicino / Rome Ciampino (200 km / 205 km)
Nearest Bar/Pub	(2 km)
Nearest Golf	(2 km)
Nearest Village	(6 km)
Nearest Shop	Small grocery (1 km)
Nearest Town/City	Perugia (15 km)

What Oliver loves...

- Luxury accommodations offer a relaxed, sophisticated atmosphere.
- Warm welcomes by a staff member provide guests with 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 provided.

What you should know...

- The villa sleeps a maximum of 6 adults.
- 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.

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 am
- Energy costs included?: Yes.
- Linen & towels included?: Yes (towels are changed mid-week and linen are changed mid-stay for bookings of two consecutive weeks).
- Changeover day: Saturday. All other changeover days on request.
- 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.
- Pets welcome?: Small pets are welcome on request only and with prior agreement with the owner.
- 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.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- 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: 7 nights. Short-breaks may be possible on request outside high season.
- 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. Opening or later closure of the pool is available at an extra fee.
- Other Ts and Cs: Highchair, cot and baby bath tub are available on request.
- Other Ts and Cs: Weddings, stag/hen parties and other events are not allowed.
- Pool towels included?: Yes, changed weekly for bookings of 2 weeks or more.