

# 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 Welcome • Hot Tub • BBQ • All Bedrooms En-Suite • Ideal for Parties • Stag/Hen Allowed • Ground Floor Bed & Bath • Cable TV • Cot(s) • High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Fishing





# Interior & Grounds

## Interior

Villa Chimneys can accommodate up to 12 people in 6 bedrooms, all with en-suite bathrooms, 4 bedrooms have king size beds and 2 have twin beds.

## 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.

## Outdoor Grounds

There is a private and fenced landscaped garden with private pool and barbecue area. Guests can dine in the lovely pergola with outdoor dining table seating 12 or relax on the sun beds, sun chairs, and sets of sofas.

## Amenities

- Washing machine
- Dishwasher
- Fridge
- Microwave
- lcd TV
- Sky television with sports channels
- DVD player
- CD player
- iPod speakers
- Wireless internet broadband
- Hair dryers in every bathroom
- Baby cot
- Child's high chair.

## 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 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 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	<b>S. Egidio (21-25 km)</b>
Nearest Town/City	<b>Umbertide (10 km)</b>
Nearest Restaurant	<b>Il Caldaro (2 km)</b>
Nearest Bar/Pub	<b>Il Caldaro (2 km)</b>
Nearest Golf	<b>Antognolla (2 km)</b>

## What Oliver loves...

## What you should know...

- The property is off a steep country road - bring a car with high clearance and 4-wheel drive!
- When minimum occupancy is booked, certain rooms may not be accessible (subject to owner's discretion) - best to enquire with us beforehand

# 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: 4.00 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-€3 per adult per night- please enquire if exact amount is required).
- Other Ts and Cs: Weddings and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Heating costs included?: Yes, except in low season.
- Pool heating charge?: Yes. 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.
- Internet access?: Wi-Fi internet access included.