

# Villa Sartino

Region: Chianti & Arezzo Sleeps: 12 - 14

## Overview

Set in the Tuscan hills between Cortona and Mercatale, the exquisite Villa Sartino is the ideal retreat for those wishing to enjoy idyllic and peaceful surroundings in extreme comfort.

Designed and renovated by a renowned UK interior designer, Villa Sartino exudes sophistication and tranquillity. The villa enjoys lots of space both internally and externally. Large showers, wood beams, oak ceilings and stone doorways all assist in combining to create a unique, luxurious getaway.

The spacious kitchen/dining room, provides the latest equipment in elegant surroundings. Through two ancient Roman capitols you leave the kitchen and enter the large hall and from there, the double doors open onto an exquisite arched loggia. The huge table of reclaimed oak is a wonderful place to enjoy lunch and look down on the olive groves and the infinity pool below.

Each bedroom and bathroom is dedicated to comfort without losing any of the integral charm of this beautiful house. The bathrooms are characterized by the magnificent free standing baths, large walk-in showers, antique marble baths and the bedrooms by the four poster beds and antique furniture. The drawing room, a large and extremely spacious room, is furnished with a graceful and understated style. The sofas are deep and comfortable and the supremely beautiful artifacts and paintings only add to the atmosphere. The study is charming and more intimate, and the upstairs galleried sitting room with sofas is another beautiful space to retreat from the world. From two of the first floor terraces you can see castles on the distant hilltops, and it is the ideal place to sip a bellini and drink in the atmosphere.

The pool is set amongst the olive trees, sculpted into the grounds, with an infinity edge that disappears into the spectacular backdrop. Surrounded by over 70 acres of its own land, all fenced to maintain the safety of the natural environment and the protection of the animals that live within the woods, it provides the perfect backdrop for the truly idyllic holiday.



## Facilities

Chateaux & Castles • Wow Factor • **Recommended** • Heritage Collection  
• Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • BBQ • Tennis Court • Ground Floor Bed & Bath • Cable TV • Table Tennis • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior

### Ground floor

- Hall
- Kitchen with dining area with table
- Sitting room with TV
- Drawing room with French doors opening onto the front terrace
- Twin bedroom (beds can be joined) with French doors opening onto the front terrace
- Bathroom with walk-in shower
- Bedroom with four poster king-size bed, French doors opening onto the front terrace and en-suite bathroom with shower and bathtub
- Utility room with washing machine

### First floor

- Tower Room with superking size bed (can be used as twin) also available for groups with maximum occupancy
- Galleried sitting room with access to the terrace
- Family bathroom
- Small studio with desk
- Bedroom with superking size bed and en-suite bathroom with walk-in shower
- Twin bedroom with en-suite bathroom with tub
- Bedroom with king-size bed
- Master bedroom with four poster king-size bed and en-suite bathroom with bathtub and shower. Access to the upstairs terrace

## Outside grounds

- Arched loggia with dining table to seat 14 and additional sofas
- Heated infinity pool (6x12, depth 1,20 to 2,40 m), open approximately from mid-May to mid-September
- Poolside pergola and seating area
- Ground floor terrace
- Two first floor terraces
- Garden at front of property
- 70 acres of fenced grounds, including meadows, woodland walk and lake

## Amenities

- Wi-Fi
- Washing machine
- TV
- Table tennis
- Tennis court



- 2 portable air conditioning units to be installed on request
- Fans available in each bedroom

## Location & Local Information

Set in the Tuscan hills between Cortona and Mercatale, the exquisite Villa Sartino is the ideal retreat for those wishing to enjoy idyllic and peaceful surroundings in extreme comfort. Set within its own meadows and olive groves, a private lake and numerous woodland walks, it is still within easy reach of many of the major Tuscan and Umbrian towns.

### Niccone Valley

The picturesque Niccone Valley is the perfect, central point from which to explore the hill towns of both Umbria and Tuscany. Located roughly midway between Rome and Florence, just north of Lake Trasimeno, it's an easy drive to the historic cities of Cortona, Gubbio, Perugia, Assisi, Deruta, Montefalco, Spoleto, Spello, Todi, Montepulciano, Pienza, Siena, Umbertide, Città di Castello, Sansepolcro and others.

The Niccone Valley is named for the stream that flows through it, spilling into the Tiber River at its eastern terminus near Umbertide. Part of the valley is in Umbria and part is in Tuscany; at either end are the Umbrian towns of Lisciano Niccone and plain Niccone, and a small section from Mercatale to La Mita is in Tuscany. A country road, route 416, runs through the valley, roughly parallel to the stream.

The valley was a much travelled route throughout Italy's history, and evidence of its strategic position can be seen in the castles that dot the hilltops, facing off from both sides across the border. Today the fertile plain is devoted to crops—winter wheat, sunflowers, maize, tobacco, alfalfa and vegetables. There are vineyards and silvery olive trees on the slopes and myriad shades of green in the surrounding forested hills. Farmers still raise animals and maintain kitchen gardens for their own needs, and the towns along the road supply what must be bought.



### Local Amenities

Nearest Airport	<b>Perugia (45 km)</b>
Nearest Airport 2	<b>Florence (145 km)</b>
Nearest Village	<b>Mercatale (7 km)</b>
Nearest Town	<b>Umbertide (12 km)</b>



Nearest Restaurant	<b>(1.5 km)</b>
Nearest Bar/Pub	<b>(2.5 km)</b>
Nearest Supermarket	<b>Umbertide (12 km)</b>
Nearest Shop	<b>Umbertide (12 km)</b>
Nearest Beach	<b>Lake Trasimeno (21 km)</b>

## What Oliver loves...

- Magical location in 70 acres of exclusive private parkland, lake and woodland with amazing views of nearby medieval castle
- Luxurious house furnished by top interior designer, with attention given to virtually every villa detail
- The owner is an acclaimed novelist and her latest book "An Italian Affair", set in Italy the 1940s, uses the house as backdrop for book setting - there's even a signed copy of the book issued complimentary (one per booking)

## What you should know...

- Secluded location, not suited to guests in search of thriving night life
- The approach to the villa is a long and windy drive up the hillside, but affords fantastic scenery with stunning views when you arrive
- The villa, with its extensive grounds, is perfect for intimate gatherings and weddings up to 25 guests, but is not available to host large events
- When minimum occupancy is booked, the Tower Room may not be accessible and this remains at the owner's discretion. Please enquire should you require details.
- There are 2 portable air conditioning units to be installed on request. Fans available in each bedroom

# Terms & Conditions

- Security deposit: £3000 payable by credit card pre-authorization required prior to arrival
- Arrival time: 4 pm.
- Departure time: 10 am.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- 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.
- Smoking Allowed?: Outside only.
- 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.
- Heating costs included?: Extra £575 per week, payable locally.
- Internet access?: Wi-Fi connection included.
- Other Ts and Cs: Basket of logs included in the welcome pack.
- Pool heating charge?: Included in the rental price.
- Pool opening dates?: The pool is open approximately mid-May to mid-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.
- Changeover day: Saturday from end-May to end-August. Flexible during all other periods.
- Minimum stay: 7 nights.
- Other Ts and Cs: There are 2 portable air conditioning units to be installed on request. Fans available in each bedroom

There is also a pool cover which helps to maintain the temperature which can get to 27/28 degrees in the high summer. The temperature of the pool is governed by whether the guests use the pool cover. We recommend this to be done every evening to minimise temperature loss and avoid evaporation (the pool refills with cold water so can take time to heat up).