

# Villa Montanare

Region: Chianti & Arezzo Sleeps: 10

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## Overview

Set high in woodland hills above historical Cortona, this restored farmhouse provides a magnificent location for those who wish to enjoy peaceful, unspoilt, yet boundlessly interesting surroundings in great comfort.

As one drives down to the property you can't help feeling a sense of anticipation: turning into a gloriously open space surrounded by trees, it's difficult not to be overwhelmed by the stunning views to the distant mountains. Surrounded by 62 hectares of its own land, where you can enjoy glorious walks through the woods to one of the most spectacular views in Tuscany overlooking Lake Trasimeno.

The swimming pool is heated by solar panels (reaching temperatures of approx. 24°C-25°C) and sculpted organically into the side of the hill so the edge simply "disappears" (similar to an infinity pool!) into a spectacular panorama. Villa Montanare's owner is an interior designer, so you can be sure that both inside and alfresco living spaces have been exquisitely and sensitively restored.

Whilst remaining sympathetic to its natural environment, this is a house imbued with a sophisticated yet comfortable ambiance, furnished throughout with beautiful, inviting sofas, armchairs and antiques. The living room is smart and spacious, the study intimate and cosy and all the bedrooms are so luxurious you can't help but feel a little spoiled!

The bathrooms are characterised by their magnificent, free standing old-fashioned bathtubs as well as two large walk-in showers and spectacular tuscan stone sinks. The spacious kitchen/dining room acts as the social hub of the house; a well equipped and attractive living space which leads onto a covered terrace with a dining table set in a position to enjoy long, lazy evenings whilst enjoying the spectacular views of the hills (and maybe a bottle or two of wine!)

With two independent cottages only metres from the main house, Villa Montanare represents the pinnacle of accommodation for family gatherings or an adult group who appreciate the opportunity for their own space.



## Facilities

Wow Factor • **Recommended** • Private Pool • Heated Pool • Ideal for Kids

- Ideal for Teens • Wi-Fi/Internet • Ground Floor Bed & Bath • Cable TV
- Games Room • Indoor Games • Outdoor Games • Table Tennis • DVD
- Working Fireplace • Heating • Cot(s) • High Chair(s) • Fenced Grounds
- Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior

Villa Montare is a restored farmhouse with 6 bedrooms and 5 bathrooms and can sleep up to 10

### Ground Floor

- Fully equipped Kitchen with dining area
- Sitting room with sofas and an armchair and fireplace
- Study/dressing room
- Double bedroom
- Shower room

### First Floor

- Living room
- Two twin bedrooms
- Bathroom
- Master double bedroom en-suite shower room

### Annexe 1

- Twin bedroom en-suite shower room

### Annexe 2

- Double bedroom with en-suite shower room

## Outside Grounds

- Garden with dining facilities
- Solar panel heated swimming pool (12m x 6m, depth: 1.2m - 2.2m) with cover, open approximately mid-May to mid-September
- Pizza oven (decorative use only)

## Facilities

- Wi-Fi
- Heating
- TV
- DVD player
- Table tennis





# Location & Local Information

## 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.

### Airports:

- Perugia 60 km
- Florence 110km
- Pisa 190km
- Rome 210km

### Amenities:

- Nearest shops in Montenare are only 3km away
- Larger supermarket at Camucia 10km
- Riding and watersports at Lake Trasimeno 30km
- Tennis club Cortona 15km

### Tennis:

- Mercatale 8km

### Places of interest:

- Cortona 15km
- Perugia 60km
- Orvieto 120km
- Assisi 80km



**Mainline Station:**

- Camucia 10km

**Local Amenities**

Nearest Airport	<b>Perugia</b> (51-60 km )
Nearest Village	<b>Pergo di Cortona</b> (3 km)
Nearest Town/City	<b>Cortona</b> (15 km)
Nearest Restaurant	<b>Cortona</b> (15 km)
Nearest Bar/Pub	<b>Montanare</b> (3 km)
Nearest Beach	<b>Lake Trasimeno</b> (26-30 km )
Nearest Golf	<b>Antognolla</b> (26-30 km )

## What Oliver loves...

- Glorious location that takes full advantage of 200 acres of private and exclusive parklands
- The exquisitely decorated farmhouse is close to a hilltop town of Cortona, a standard-issue piece of Tuscan charm
- Serene setting 'away from it all' offers wonderful views from a wonderfully private villa

## What you should know...

- Flexible arrival and departure days outside the peak season may be considered. Please enquire.
- Stock up on groceries on each trip, as nearest shop is approximately 15 minutes drive away
- Winding drive to property may seem long, but it gives you ample time to enjoy the landscape!
- The swimming pool is heated by solar panels, reaching temperatures of approx. 24°C-25°C
- Two ground-floor bedrooms are in individual little cottages close to house, most suitable for use in July & August
- Two extra guests may be accommodated on request only and with prior agreement with the owner. If accepted, a supplement will apply – please enquire for further information.

# Terms & Conditions

- Security deposit: £1800 charged to client's credit card as a pre-authorisation one month before 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.
- Heating costs included?: Extra £375 per week, payable locally.
- 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, and weekly linen change and twice weekly towel change included.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Changeover day: Flexible in low season. Saturday in high season (other days may be possible on request only - please enquire).
- 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 from 19th May to 15th September (possibility to keep it open for the final two weeks of September with no extra charge). Out of season opening may incur an extra charge.
- Minimum stay: 7 nights. All other durations on request.
- Pool towels included?: Yes, and twice weekly change included.
- Other Ts and Cs: Two extra guests may be accommodated on request only and with prior agreement with the owner. If accepted, a supplement will apply – please enquire for further information.

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).