

# Villa Nebbiosa

Region: Umbria Sleeps: 10

## Overview

How do you fancy waking up each morning to find yourself above the clouds, stepping out onto a private Loggia, and tucking into breakfast on a breath-taking hillside in the valleys of Perugia? Welcome to Villa Nebbiosa, a traditional Italian stone farmhouse bordered by pine trees and olive groves, restored to offer a blissful, luxury accommodation experience.

Staying true to the landscape that defines this property, the owners have been sure to restore it with traditional local materials, and it in fact boasts a very low carbon footprint. Stepping inside, gorgeous four poster beds, wardrobes and other stylish wood furnishings make centrepieces for characterful bedrooms.

The stylish private swimming pool is surrounded by slate tiles and sits overlooking the valley, offering quaint rural vistas and an amazing point from which to watch the sunset.

The spacious dining and living areas create a magical setting for evenings entertaining friends, and the farmhouse kitchen is fully equipped, combining subtle farmhouse features with a wealth of modern amenities. When it's a little more peace and quiet you desire, the surrounding grounds offer many idyllic walks in the wild countryside that surrounds.

If you do want to venture further afield the house has an abundance of books detailing the area's most secluded spots. There is also plenty of fascinating history and culture in the nearby medieval village of Citta di Castello.

## Facilities

Sustainable Collection • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Indoor Games • DVD • Working Fireplace • Heating • Ceiling Fans • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interiors

### Ground Floor

- Large farmhouse kitchen leading to Loggia for outdoor dining
- Spacious dining room
- Family/group room with log burning fire
- Study with sofa bed
- Double bedroom with ensuite shower room

### First Floor

- Large drawing room with open fireplace
- Twin bedroom
- Double Bedroom
- Family bathroom with bath, shower, bidet and WC
- Large master bedroom, four poster bed, ensuite bathroom including double shower and double basins

### Second Floor

- Leisure room with 3 futon beds that can be converted to a 5th bedroom

## Outside grounds

- Infinity type pool, open approximately May to October
- Olive grove and small vineyard
- Wooded area for walking

## Facilities

- Barbecue
- Wi-Fi
- Ceiling fan in 4 bedrooms and portable fan in leisure room
- Washing mashine and dryer
- Mosquito nets



## Location & Local Information

Nearest village Trestina which has all amenities necessary and is a 10minute drive. Trestina has a railway station with hourly trains as far south as Perugia and as far North as Sansepolcro in Tuscany.

Nearest local Towns are Citta Di Castello which is an Italian walled town and Umbertide both within a driving distance of 30minutes. A car is essential and the road to the property is an unmade road of 4kilometres and therefore a car with good ground clearance is necessary.

The house managers can provide numerous services and activities such as chefs, cookery courses, wine tasting etc.

There are two wonderful golf courses, one about a 25minute drive and Antognolla which is a 40minute drive. Fly fishing with a local guide. Lake fishing is available in Umbertide.

Perugia the capital city is a 50minute drive and has wonderful festivals such as Umbria Jazz and the yearly Chocolate festival.

## Local Amenities

Nearest Airport	<b>Perugia (51 km)</b>
Nearest Airport 2	<b>Florence (128 km)</b>
Nearest Village	<b>Trestina (8.5 km)</b>
Nearest Town/City	<b>Citta di Castello (20 km)</b>
Nearest Restaurant	<b>Trestina (8.5 km)</b>
Nearest Bar/Pub	<b>Trestina (8.5 km)</b>
Nearest Shop	<b>Trestina (8.5 km)</b>
Nearest Supermarket	<b>Trestina (8.5 km)</b>



## What Oliver loves...

- At Villa Nebbiosa you'll find a heavenly space and tranquility that soothe the soul, and will stay with you forever.
- The perfect combination of bags of space inside and out, yet many great communal spaces where guests can come together in comfort and style.
- The views across the valley are truly inspiring.

## What you should know...

- Some areas are accessed by an internal spiral staircase
- An unpaved 4-kilometre road provides the only access to the house, so guests will need a car with some robust suspension.
- Greatly isolated, providing a pure sense of seclusion and immersion in the surrounding natural beauty.

# Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 pm.
- Departure time: 10.00 am.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- 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.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Changeover day: Saturday.
- Internet access?: Wi-Fi connection included.
- 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.
- Minimum stay: 7 nights.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately from May to October. 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.