

# Villa Condotti

Region: Umbria Sleeps: 12

## Overview

Villa Condotti is an immaculate, modern restoration of an Umbrian stone farmhouse, with a rustic brick patio and swimming pool. Surrounded by thoughtfully maintained, landscaped gardens boasting a subtle plethora of herbs and flowers that send exotic aromas ruminating through the oak and walnut trees, and around the property.

This hilltop paradise retains all the charming characteristics of a traditional Italian villa, including terracotta floors, wood beamed high ceilings and thick stone walls. Nevertheless, the modern décor is delicately stylish, and really compliments the expansive rooms.

Guests will enjoy magical, warm evenings out on the Loggia, enjoying fine feasts prepared in the vast and well equipped kitchen, before watching the sunset over the rural, wooded valley from your own private pool. Alternatively, the library offers an array of reading material where you can curl up with a good book, or sink into one of the amazing sofas in one of the reception rooms in front of the fire.

Thinking of heading out to explore the unspoilt Umbrian countryside? The English speaking house managers will delight in helping you organise a personalised trip out in the local area that is just what you're looking for. If you'd rather keep it simple, the hilltop town of Montone is within walking distance, so you can take your morning coffee in the town square after a refreshing stroll through the surrounding countryside.

## Facilities

- Private Pool • Child-Safe Pool • Heated Pool • Ideal for Babies & Toddlers
- Ideal for Kids • Wi-Fi/Internet • Pets Welcome • Walk to Village •
- Walk to Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite •
- Ideal for Parties • Ground Floor Bed & Bath • Cable TV • Indoor Games •
- Outdoor Games • DVD • Working Fireplace • Heating • Ceiling Fans •
- Cot(s) • High Chair(s) • Fenced Grounds • Rural Location •
- Walking/Hiking Paths • Wine Tasting • Fishing • Outstanding Landscapes
- Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interior:

### Bedrooms

- Bedroom 1: First Floor, King Bed with dressing room, private balcony
- Bedroom 2: First Floor, King Bed convertible
- Bedroom 3: First Floor, Twin beds with trundle beds underneath
- Bedroom 4: First Floor, King Bed
- Bedroom 5: Ground floor, Double bed

### Bathrooms

- En-suite to Bedroom 1, bath, separate shower, WC, basin
- En-suite to Bedroom 2, walk in shower, WC, basin
- En-suite to Bedroom 3, shower, WC, basin
- En-suite to Bedroom 4, bath/shower, bidet, WC, basin
- En-suite to Bedroom 5, WC, bath/shower, basin

### Kitchen

- Large cooker with double oven, double hob
- American Fridge freezer, secondary small freezer
- Microwave
- Wine fridge
- Dishwasher
- Centre island for dining
- Various equipment for babies
- Ample utensils, crockery and cutlery for indoors and outside

### Living Rooms

- Drawing room on Ground Floor with comfortable settees and chairs
- Fireplace
- Library/study ground floor with ample books
- Dining Room on Ground Floor seats 10
- Sitting room on First Floor, TV, DVD, Satellite TV, Sofa beds

### Outside Grounds

- Wonderful Loggia connected to the dining room with table and seating for 10 people
- Beautiful landscaped fenced in garden
- Large heated private swimming pool 15x5m with security pool cover for child protection. Open approximately May to end-September.
- Outdoor shower
- Gas Barbecue
- Loungers for 8 guests and parasols
- Outdoor tables and chairs



- Pool toys and bean pool recliner bean bag
- Table Tennis table
- Ample parking
- Gated grounds with electric gates with large swimming pool, formal and informal grounds, fruit trees
- Vegetable garden for guest use
- Children's area with trampoline, tower, slide and swings

**Facilities**

- Wi-Fi
- TV
- Central heating
- Room fans
- Telephone
- iPod docking station
- Games console
- Utility room with iron, tumble dryer, washing machine

# Location & Local Information

## Montone

- Montone is a beautiful medieval hilltop town and has been voted one of the top hilltop Borgos in Italy
- The house is a 20 minute walk or 5 minute drive away
- There are a good selection of wonderful restaurants, cafes and bars as well as local shops
- The main square is perfect for aperitivos and ice cream

## Other local information

- The nearest big town is Umbertide and it is a 15 minute drive and has everything including supermarkets, pharmacies, a hospital and lots of shops. It also has a twice weekly market
- There are tennis courts in Umbertide
- Montone has a number of wonderful festivals such as Umbria film festival and the Woodland festival
- The house manager can organise many activities in the region for guests including: Wine tasting, cookery courses, chefs, babysitting, activities for children, horse riding, truffle hunting, masseuse, bikes and much more
- There is also a personal shopper to escort you to the designer outlets such as the Mall, Prada, Gucci and Valdichiana shopping outlet

## Coast/Beach

On the Adriatic side Rimini is a 2 hour drive away.  
Lake Trasimeno is a 40 minute drive away and has beaches and many water activities.

## Golf

Antognolla golf course and restaurant is only a 20 minute drive away. Breathtakingly beautiful surroundings. Buggies and equipment available to hire.  
Perugia golf course is a 40 minute drive. There is another excellent golf course, spa, riding and restaurant at Lerchi.

## How to get there

Perugia 42 kilometres or 30 minutes drive  
Rome 235 kilometres or 2.5 hours drive  
Florence 152 kilometres or 2 hours drive  
Pisa 214 kilometres or 3 hours drive  
Ancona 131 kilometres or 2 hours drive

A car is not essential if not touring but is highly recommended to make the



most of the trip

## Distances

Montone 5 minute drive, 20 minutes walk or 3 kilometres

Umbertide 15 minute drive or 11 kilometres

Siena 2 hours drive or 113 kilometres

Florence 2 hours drive or 133 kilometres

Assisi 55 minutes or 52 kilometres

Perugia 30 minutes or 40 kilometres

Gubbio 50 minutes or 55 kilometres

## Local Amenities

|                       |                                  |
|-----------------------|----------------------------------|
| Nearest Airport       | <b>Perugia<br/>(42km)</b>        |
| Nearest Train Station | <b>Umbertide<br/>(11km)</b>      |
| Nearest Village       | <b>Montone<br/>(3km)</b>         |
| Nearest Town/City     | <b>Umbertide<br/>(11km)</b>      |
| Nearest Restaurant    | <b>Montone<br/>(3km)</b>         |
| Nearest Shop          | <b>Montone<br/>(3km)</b>         |
| Nearest Beach         | <b>Lake Trasimeno<br/>(40km)</b> |
| Nearest Golf          | <b>Antognolla<br/>(23km)</b>     |

## What Oliver loves...

- The highest level of luxury comfort, with an abundance of space both inside and out, and a ground floor bedroom and bathroom for those who have difficulty with stairs.
- The villa just outside the astoundingly picturesque old town of Montone, perched up on a hill top with many charming restaurants and cafes to choose from.
- The vast, modern kitchen is fantastic for cooking, and entertaining large dinner parties.

## What you should know...

- There isn't much of a local nightlife in the surrounding area, as it is mostly made up of quaint historic towns.

# 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 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Extra cost based on consumption and 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.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Changeover day: Saturday. All other changeover days on request.
- Pool heating charge?: Included approximately May to end-September. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Internet access?: Wi-Fi internet access included.
- 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.
- Heating costs included?: Extra cost during the winter months, payable locally.
- Pool opening dates?: The pool is open from approximately May to end-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.
- Tax: Italian Visitors Tax is included.
- Minimum stay: 7 nights. All other durations on request.