

# Villa Miavana

Region: Umbria Sleeps: 10

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## Overview

Villa Miavana is an authentic, farmhouse style villa, set within its immaculate grounds with no detail overlooked for guests every comfort. For a traditional, rustic Italian hideaway, fusing both privacy and a full range of staff services, guests will encounter at Villa Miavana, a world of discreet glamour and inherently Umbrian flavour!

Full of rustic charm, the original stone buildings are tastefully restored, perched on a sublime hilltop position up a pretty flower-lined path amid fruit trees and olive groves. Arriving at Villa Miavana, guests will feel as if they have entered a rustic haven of preserved Umbrian beauty, finessed with every contemporary touch.

Immaculately executed for ultimate restoration, complete with its spa comprising stone set outdoor jacuzzi, hot tub, Turkish bath and tropical shower, staff are available on request to provide massage treatments.

With wonderful views across rolling Umbrian countryside, this villa comes into its own when the light softens and guests can marvel at stunning pink sunsets across the hills as they enjoy a glass of local wine and a chef prepared gourmet meal! This home is designed for guests to escape from the strains of modern living truly.

Each of the bedrooms has unique features, design quirks and characterful touches. There are five bedrooms, four of which are doubles (one with two additional fold out beds), and one single bedroom, as well as a second lounge with a sofa-bed, meaning Villa Miavana is ideal for a large family group or extended family.

The bedrooms are full of individual style and charm, with solid timber used with an original and playful design touch, for example, the stand-alone timber bathtub, or fantastic staircase leading to mezzanine. This is a home with ample eccentricities and surprising touches. The bedrooms are cosy, infused with exposed brick fireplaces and a blend of local raw materials such as porcelain, timber and stone within the most sumptuous of finishes.

The living space at Villa Miavana is well proportioned, again with the characteristic use of local raw materials, while all the essential modern touches are present! Ideal for friends and groups, the living and dining space



are part of a single area while being divided by an impressive stone arch, leading to the kitchen which is every inch the rustic Italian farmhouse kitchen.

Dining al fresco is a stylish affair at Villa Miavana, with a gorgeous dappled stone courtyard and dining furniture surrounded by the fragrant gardens, bursting with vibrant colour.

Original architecture blends with contemporary design panache at Villa Miavana, to provide an exceptional get-away. All appliances are top of the range, making self-catering easy, or, when guests would like a night off, the villa's chef is on hand to prepare a gourmet meal - what a treat!

## Facilities

Villa/House • Wellness • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Hot Tub • Walk to Village • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Spa/Massage • Sauna/Steam • Games Room • Indoor Games • Table Tennis • Table Football • Pool/Snooker • DVD • Working Fireplace/Woodburner • Heating • Rural Location • Walking/Hiking Paths • Wine Tasting • Cycling • Stalking/Hunting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



# Interior & Grounds

## The Villa (500m2)

Villa Miavana, located in the Umbrian countryside, blends luxury features with rustic design to offer you the best comfort for a memorable holiday. It can accommodate up to 10 guests, boasting 5 bedrooms and 8 bathrooms.

### Ground Floor

- Fully equipped kitchen
- Lounge with bar and living area
- Dining room with seating for up to 16 people
- Bathroom
- Three double bedrooms with en-suite bathroom
- Single bedroom with en-suite bathroom\*\*\*
- Second lounge with sofa-bed and en-suite bathroom
- Spa area with tropical shower, turkish bath (available on request, payable locally) and hot tub
- Utility room with washing machine, tumble dryer, iron and ironing board
- Game room with professional pool table, table tennis and table football

\*\*\* 2 extra beds available

### First Floor

- Double bedroom with en-suite bathroom with jacuzzi

### Outside Grounds

- Covered swimming pool with salt water at 30 °C (9m x 7m) heated on request, payable locally
- Landscaped gardens
- Outdoor seating/dining areas
- Hot tub heated to 34 °C, payable locally

### Facilities:

- Wi-Fi
- Air-conditioning
- Heating



## Location & Local Information

Villa Miavana is set in a hilly, rural part of Umbria, surrounded by unspoilt woodland with beautiful panoramic views. Alviano is a nature reserve and is known for its spectacular natural beauty.

The region is scattered with pretty, picturesque Umbrian villages, while the area has a rich cultural heritage. From thermal pools to medieval cathedrals and olive oil museum, Umbria has an intriguing amount of history to discover.

Both Rome and Florence are accessible within a day trip, while the closest towns of interest would be Orvieto, the old town which is a fascinating series of winding streets, piazzas and a colourful weekly market.

History lovers will be spoilt - from the first century Roman amphitheatres to the twelfth-century duomos, to the fourteenth-century hilltop fortresses, the glut of remnants from the medieval and Bronze Age that punctuate the region is impressive.

## Local Amenities

Nearest Airport	<b>Perugia Airport (76km)</b>
Nearest Airport	<b>Rome Fiumicino Airport (133km)</b>
Nearest Village	<b>Guardea (2km)</b>
Nearest Town/City	<b>Orvieto (18km)</b>
Nearest Restaurant	<b>Guardea (2km)</b>
Nearest Shop	<b>Guardea (2km)</b>



## What we love

- The pool and spa are sublime: the pool is filled with salt water (kinder to the skin than chlorine!), and the private spa boasts tropical shower, Turkish bath and heated jacuzzi - a fascinating offering!
- Villa Miavana provides all the additional services and comforts of a hotel, within the privacy of an independent home; staff are on hand for babysitting, massage treatments and the villa's chef ready to prepare gourmet meals!
- Beautiful, fragrant and verdant lawns and outdoor spaces for al fresco dining, pool-side lounging or enjoying a romantic drink beneath the stars overlooking majestic, sweeping views

## What you should know...

- Villa Miavana accommodates 10 guests across 4 double bedrooms (one with 2 extra fold out beds available), a single bedroom, and a second lounge with a sofa-bed. Please see the 'Features' tab for more information.
- Set in a rural, hilltop location, with so much on offer in the surrounding areas, hired car is greatly beneficial!
- Smaller children will need to be monitored close to pools and in all leisure spa areas
- Please note use of the Turkish Bath is available on request and at an extra charge of €1050 (2024) or €1155 (2025) per week, payable locally.

# Terms & Conditions

- Security deposit: €1000 payable cash on arrival and refunded upon departure, subject to full inspection.
- Arrival time: 5 p.m. to 7 p.m.
- Departure time: 10 a.m
- Energy costs included?: Extra €700 (2024) or €770 (2025) per week for heating/air-conditioning, payable locally.
- Linen & towels included?: Yes.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of €50 per pet per week will apply (payable locally).
- Changeover day: Saturday. All other changeover days on request.
- End of stay cleaning included?: Extra €400 (2024) or €440 (2025) per week, payable locally. 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: 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.
- Minimum stay: 7 nights. All other durations on request.
- Pool heating charge?: Extra €1400 (2024) or €1540 (2025) per week in October - May, payable locally. Extra €1000 (2024) or €1400 (2025) per week in June - September, payable locally. Hot tub heating €1050 (2024) or €1155 (2025) per week, payable locally. Turkish bath heating €1050 (2024) or €1155 (2025) per week, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- Internet access?: Wi-Fi connection included.
- Heating costs included?: Extra €700 (2024) or €770 (2025) per week, payable locally.
- Pool opening dates?: 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: Please note use of the Turkish Bath is available on request and at an extra charge of €1050 (2024) or €1155 (2025) per week, payable locally.
- Other Ts and Cs: Villa Miavana accommodates 10 guests across 4 double bedrooms (one with 2 extra fold out beds available), a single bedroom, and a second lounge with a sofa-bed. Please see the 'Features' tab for more information.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.