

# Villa Mirabilis

Region: Umbria Sleeps: 14

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## Overview

The approach to Villa Mirabilis, along with the cypress and lavender lined driveway, signals that this is going to be an extraordinary place - and it is! Newly restored in a traditional Italian style with a brand new contemporary wing, the elegant stone building has breath-taking views over the Tiber valley towards picture-postcard Todi and the mountains beyond.

Umbria is often called 'the green heart of Italy' and being central it's possible to reach the coast to the west near Rome or the east, the Adriatic, in around two hours. But there's a wealth of interest and beauty on the doorstep in Umbria: Todi, for example, the nearest of several charming hill towns have a beautiful piazza, Piazza del Popolo, which has been the backdrop for many a movie.

There are lots of restaurants serving good, traditional, Umbrian food to suit all pockets. You can immerse yourself in history too, in Todi and surrounding hill towns. All sorts of activities are available in this region including cycling, hiking, wine-tasting, watersports, fishing and horse-riding.

Exposed ceiling beams and handmade terracotta floors, together with the tasteful decor and comfortable furnishing, all contribute to a beautiful home. The newer wing has a superb kitchen and welcoming lounge whilst a conservatory-style space connects the original and more traditional part of the house. We also love the lower ground's relaxation area with a fireplace and bar, such an atmospheric setting for enjoying good wine from Umbria.

On the first floor, there's a spacious hallway leading to three double bedrooms and one twin, all with en suite shower rooms, and there's a further en suite double on the second floor. A stone cottage annexe, which is of the same high standard as the villa, offers space for an additional two guests with inviting studio style accommodation.

The swimming pool is just as gorgeous and can be heated on request, subject to a supplement. Indeed, surrounded by 18 acres of grounds with olive groves, woods, fields, a vineyard and a lovingly tended garden with neat lawns, colourful flora, a covered terrace with dining area and a barbecue, it is indeed a gem of a place.



## Facilities

Villa/House • Great Value • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Hairdryer • All Bedrooms En-Suite • Satellite TV • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Main Villa Interiors

### Main Floor (new wing, split-level)

- Fully equipped open-plan kitchen with two islands, fireplace, and one of the islands seating 4
- Dining area with table seating 12
- Living area with two sofas, two armchairs and TV
- Conservatory-style space with one sofa, two lounge chairs, one bench - this room connects the original and new wing

### Main Floor (original wing)

- Living room with two sofas and three armchairs, fireplace, TV, radio-CD player and round table with four chairs
- Dining room with table seating 12
- Bedroom with queen-sized bed and en-suite shower room
- Laundry room with washing machine, tumble dryer, two sinks, iron, ironing board, clothes drying rack and fridge-freezer
- Bathroom with shower

### Lower Ground Floor (new wing)

- Open-plan relaxation area, large fireplace and bar area
- Grotto
- Bathroom with walk in shower

### First Floor

- Three bedrooms with queen-sized beds, each with en-suite shower room
- Bedroom with twin beds and en-suite shower room

### Second Floor

- Suite with queen-sized bed
- Bathroom with shower

## Cottage Studio Interiors

- Open-plan living/sleeping area with kitchenette, fireplace, two sofas and queen-sized bed
- Bathroom with shower

## Outside Grounds



- Private heated pool (14m x 8m), heated upon request (approximately 23 - 26°)
- Sun loungers
- Poolside terrace
- Covered terrace with dining area
- Two dining areas, one accessible from the kitchen, one accessible from the dining room
- Weber charcoal barbecue
- Outdoor shower
- Parking inside a gated area

#### **Facilities**

- Wi-Fi
- Air-conditioning
- Heating
- Satellite TV
- Radio and CD player
- Portable fans
- Two bikes (additional cost)
- Hairdryers
- Baby 'playpen' (for sleeping, linen provided)
- Highchair (x1) and toddler booster seats for table (x2)
- Washing machine and dryer



## Location & Local Information

Villa Mirabilis is located in the heart of Italy in the region of Umbria, only 11km from the exquisite hilltop town of Todi. Perugia Airport is 55km away whilst Rome Fiumicino is just over a 2-hour drive away, partly via the A1 Rome to Florence *autostrada*.

In a beautiful rural setting surrounded by woodland, vineyards and olive trees, you can reach a tiny village with a restaurant in just over 2km whilst there is a much wider range of amenities in and around Todi.

Todi was first mentioned in 1300 BC in Roman mythology as a town built by Hercules on the site where he slew the fire-breathing giant Caucus. Today you can admire many grand medieval palazzi, and visit one of the oldest common spaces in Italy, the Piazza del Popolo, a Lombard-Gothic construction that existed in the 11th century and is often used today as a movie set.

Immerse yourself in the Umbrian way of life as you explore Todi's medieval lanes, soaking up the ambience thanks to the town's rich history and stunning surroundings. Come across authentic osterie serving delicious Umbrian fare or cool off with a gelato.

Orvieto (40km) is also a hilltop gem of Umbria with its Etruscan heritage, warren of caves and magnificent Duomo. The dramatic perched town is also renowned for its white wine and wonderful gastronomy – local specialities include truffles, forest mushrooms, chestnuts, wild boar and local charcuterie.

The historic city of Perugia (55km) is a fine day out with exquisite architecture, excellent restaurants and a student vibe. Captivating Assisi (71km) is another famous attraction of Umbria, just over an hour away or venture north-east towards Bevagna (42km) with its impressive medieval piazza. Meanwhile, art and history lovers should also find the time to head east to Spoleto (55km) to admire its medieval and Renaissance art.

## Local Amenities

Nearest Airport	<b>Perugia Airport (55km)</b>
Nearest Airport 2	<b>Rome Fiumicino Airport (148km)</b>
Nearest Village	<b>Small Umbrian village (2km)</b>



Nearest Town	<b>Todi (11km)</b>
Nearest Restaurant	<b>In local village (2km)</b>
Nearest Supermarket	<b>Near Todi (10km)</b>
Nearest Golf	<b>Golf Terni (40km)</b>

## What we love

- We love the perfect mix of traditional style and contemporary touches, especially across the wonderful new wing
- The views are glorious, best enjoyed from one of the gorgeous terraces or swimming pool which can be heated on request
- Enjoy a glass of local Grechetto di Todi wine with the superb meals the hosts of the villa will cook on request
- This part of Umbria retains an old-fashioned kindly charm, hardly touched by contemporary civilisation, yet the food, wine, culture, art and architecture are equal to any in Italy

## What you should know...

- Villa Mirabilis sleeps 12 guests in the main villa across six bedrooms and an additional 2 guests in the studio-style cottage. Please see the 'Features' tab for further details.

# Terms & Conditions

- Security deposit: €750 for bookings of one week/€1000 for bookings of two weeks 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?: Energy and air-conditioning is included up to 500kWh. Excess charged extra.
- Linen & towels included?: Yes.
- Pets welcome?: Not allowed.
- End of stay cleaning included?: Yes, and mid-week cleaning included (and end of week cleaning for stays of more than one week). 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.
- Heating costs included?: Extra cost, payable locally.
- Internet access?: Wi-Fi connection included
- Changeover day: Saturday. All other changeover days on request.
- Minimum stay: 7 nights. All other durations on request.
- Internet access?: Wi-Fi internet access included.
- 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.
- Pool towels included?: Yes.
- Pool heating charge?: Extra €200, on request. Please note that like all heated pools, pool heating and water temperatures are reliant on weather and outside temperatures.
- Other Ts and Cs: Villa Mirabilis sleeps 12 guests in the main villa across 6 bedrooms and an additional 2 guests in the cottage. Please see the 'Features' tab for further details.
- Other Ts and Cs: A 'playpen' style cot (and linen) and highchair can be requested at no extra charge. Two toddler booster seats for the table can also be requested if needed.