

# Villa Toppello

Region: Umbria Sleeps: 8 - 10

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## Overview

Villa Toppello is an exquisitely restored medieval home, nestled on the borders between Umbria and Tuscany, offering a sumptuous, secluded haven of natural style and local charm, with lake views.

This charming home offers a dazzling private swimming pool, set in a tranquil spot, framed by flowering plants and the dappled shade of the trees around it. Guests will enjoy reclining with a good book or having a continental style breakfast after a refreshing morning swim. Elegant parasols and sedate daybeds provide a very civilised ambience for a little “downtime” set away from the bustle of the crowds.

This home provides a welcoming and rustic facade, with wooden shutters and ancient stonework, and a pretty magnolia tree within a bijoux dining courtyard. Villa Toppello provides every inch with the rustic, tranquil oasis away from the strains of urban living. Looking over pristine lawns, there is a covered dining table amid potted terracotta plant pots, as well as a separate balcony ideal for a wonderful evening meal as the sun softens over the lake views.

The external stone staircase is very much in keeping with the local style, leading to a roof terrace covered in brightly flowered trellis. The outdoor spaces are sublime at Villa Toppello; imagine sitting back and reclining on a hammock, with the scent of lavender in the air.

Villa Toppello comprises of four bedrooms and four bathrooms in the main home. Due to the ancient structure of this building, these rooms are cool in summer and warm in winter. The open plan living space is full of rustic ambience and beautiful exposed stonework as well as an ancient fireplace. Furnished simply, yet stylishly, guests will enjoy the cosy ambience, beautiful lighting and lively meals at the long, solid timber dining table. The muted colours, soft brown leather and an array of different spaces, comprising a writers desk and a small library, add to the restful appeal of this home.

The kitchen is a rustic affair, yet flawlessly equipped for family self-catering, with all the modern touches and beautiful garden views, whilst the bedrooms offer elegant retreats, finished with panache and timeless provincial charm.

This beautiful home boasts a small gym and sauna, for those who wish to keep up their fitness regimes - this is a true retreat designed around



tranquillity, restoration and wellness. The cottage features an additional bedroom and two bathrooms.

Villa Toppello comes complete with Wi-Fi and air conditioning, and is safely enclosed within its own private drive way and grounds.

This delightful home epitomises old fashioned elegance and timeless charm, finished with both simplicity and quality, this is the ultimate country retreat offering a taste of “true” Italian tranquillity and natural flavour!

**Good news! For a little extra, this property can be booked as a Vill’otel**

**Yey! Wait... what is that?**

It’s the perfect combo of the privacy of your own personal villa, with all the luxury and convenience of a hotel.

**What can be arranged?**

Breakfast, cleaning, welcome drinks and hamper, plus more! **Check the Extras tab** for all the details.

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## Facilities

Vill’otel (Like a Hotel!) • Private 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 • TV • Sauna/Steam • Gym/Fitness Room • Table Tennis • DVD • Working Fireplace/Woodburner • Heating • Ceiling Fans • Cot(s) • Toys • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground Floor

- Kitchen with kettle, coffee machine, kettle, oven, microwave
- Open plan dining room and sitting room with fireplace
- Bedroom with King-sized bed and en-suite bathroom with shower, with private entrance

### First Floor

- Bedroom with King-sized bed and en-suite bathroom with shower and bathtub
- Bedroom with King-sized bed
- Bathroom with shower
- Bedroom with King-sized bed (can be twinned)
- Bathroom with shower
- Sitting area with library and children's area with toys
- Terrace with lake views and breakfast table

## The Cottage

- Lounge with sofa, table and chairs, fireplace and TV
- Fully-equipped kitchen
- Bedroom with King-sized bed
- Two bathrooms with showers

### Outside Grounds

- Swimming pool (12x6 m, available from May to end-September)
- Veranda with al fresco dining
- Garden
- Hammock
- Trampoline
- Barbecue area
- Outdoor furniture
- Sun loungers
- Parking
- Wooden house with sauna, fitness room and toys

## Facilities

- Hairdryers in each bathroom
- Washing machine and tumble dryer
- Iron & ironing board



- Stereo
- Mosquito nets (cottage only)

## Location & Local Information

Villa Toppello is nestled on the border of Tuscany and Umbria, in the beautiful and rather sleepy Trasimeno.

Trasimeno is a ten-minute drive from the villa, and all local amenities can be accessed such as supermarkets, restaurants, bars and banks.

Close to all the art cities of Tuscany, the area surrounding Lake Trasimeno is rich with history and cultural heritage.

Lake Trasimeno is located in the green heart of Umbria, amidst charming white water lilies. This is a nature lover's haven and is home to wild ducks, cormorants, kites and kingfishers.

An area of outstanding beauty, visitors will marvel at the majestic woods, sunflower and corn fields, vineyards and olive groves, while agriculture is still carried out following traditional techniques.

Several charming towns are located on Lake Trasimeno, as well as its islands; visitors can enjoy the unspoilt nature and boat trips on the lake. Wildlife fans and birdwatchers will be in their element!

The largest island on the lake is Polvese, which is used as a public park. The San Secondo monastery is housed here as well as the Church of San Giuliano and restored fourteenth castle.

The small, historic town of Castel Rigone is where one of the most significant architectural masterpieces of the Umbrian Renaissance is located: the Sanctuary of Maria Santissima dei Miracoli.

This part of Umbria preserves many local traditions, including the cuisine. Flavoured with the fine oil from the Trasimeno hills, fish stock should be tasted, along with rice in a white sauce made with perch fillets and eel. It's no coincidence the festival of fish held in September attracts many tourists.

Craftsmanship is still very strong in this area. The entire world is familiar with lace from Maggiore Island! Whilst all the main cities of Tuscany, such as Florence and Siena are just a day trip's activity.



## Local Amenities

Nearest Airport	<b>Perugia Airport (55 km)</b>
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Nearest Airport	<b>Siena Airport (94 km)</b>
Nearest Village	<b>Passignano sul Trasimeno (4 km)</b>
Nearest Town/City	<b>Perugia (35 km)</b>
Nearest Restaurant	<b>Restaurants &amp; Bars (4 km)</b>
Nearest Supermarket	<b>Supermarkets &amp; Shops (4 km)</b>

## What we love

- Villa Toppello is in an area of outstanding natural beauty, nature and historical interest, representing unspoilt Italy, where many local crafts and traditions remain in place
- The outdoor spaces are sublime at this secluded, fragrant home; it offers a splendid poolside terrace, beautiful lawns and un-manicured fruit trees and blossoming plants, elegant dining courtyard and majestic views
- The best of old and new blend seamlessly at Villa Toppello; original stonework, period features and medieval architecture finessed with all contemporary comforts

## What you should know...

- Villa Toppello can sleep up to 10 guests - 8 in the main villa and a further 2 guests in the cottage. Please see the 'Features' tab for further details.
- A car is recommended to benefit from all this rich and varied region has to offer; private parking is available on site.
- Smaller children will need to be monitored by the pool.
- This is a rustic idyll rather than a glossy resort.
- Please note that the cottage is closed and not accessible for guests when booking the 8-guest option.

# Terms & Conditions

- Security deposit: €500 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?: Included in the rental price.
- Linen & towels included?: Linen, bath & pool towels included.
- Pets welcome?: Pets are not allowed.
- Changeover day: Saturday approximately May to October. Flexible during all other periods.
- End of stay cleaning included?: Extra €300, payable in cash on arrival. 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?: No smoking inside the villa.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Minimum stay: 7 nights. All other durations on request.
- Heating costs included?: During winter and spring, heating is included up to €100 per week. Any extra payable locally, based on consumption.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Internet access?: Wifi connection included .
- Other Ts and Cs: Air-conditioning included, except during July and August, €100/weekly, payable locally.
- Pool opening dates?: The pool is open 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
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