

Castelli Di Napoleone

Region: Umbria Sleeps: 15 - 30

Overview

Castelli di Napoleone is an exquisite estate comprising of a medieval main castle with a stunning octagonal tower built by emperor Frederick II of Swabia, striking tower building, and separate events-only castle, set within 1500 acres of parkland offering nature reserve, lakes, river and farm in the rolling Umbrian hills.

Brimming with opulence and heritage, this owner-managed abode carries all the hallmarks of prestige from generations of noble family ownership. It offers not just sumptuous accommodation, but true hospitality and warmth, from ingredients sourced from the working farm available to buy, to organised local visits drawing upon in-depth knowledge of the local area.

Like a vision rising from the pages of a fairy-tale book, the castle has remained in the same family (descendants of the Bonapartes), since 1901. Set within privacy and seclusion, the majestic estate is faithful to the original structure, whilst offering contemporary comfort for a luxury break.

With sloping terracotta roofs and original stone, the main building is set around a charmingly elegant courtyard, whilst the imperial tower rises majestically, creating a vivid silhouette. The courtyard is fragrant with blossoming plants and lemon trees, dotted with al fresco dining tables and parasols, making a magical setting for dinner parties.

The main house (seven bedrooms) and the hill-top tower (eight bedrooms located across four apartments) can accommodate up to thirty guests; ideal for special occasions, and can set the scene for unutterably romantic weddings, coming complete with a simple, yet striking, church. The main house can be hired alone (with capacity for 15), whilst the guest house can only be hired in addition to the main house (a further 15 guests).

The interiors at the Castelli strike just the right balance between being opulent and lavish, full of historical charm along with cosy comfort and contemporary touches for the modern family. With exposed timber beams, original doors and stone-work, contrasting with a refined, chic and luxuriant aesthetic, guests will enjoy the blend of glamour and history around them.

The living spaces provide abundant character and sedate luxury, with sumptuous tones of jade and cream jacquard upholstery in the drawing room,



magnificent original fireplaces and oodles of rococo designer flair. Each of the bedrooms offers its own theme, from the baroque gilded bedsteads, to silk drapes in pistachio greens or salmon pinks, and polished antique furnishings.

Castelli di Napoleone offers a unique, secluded haven of grandeur, ornate style and optional hospitality. This 11th century house and commanding tower strike an opulent interplay between architectural verve and preserved history, offering something magical whether it be a wedding, anniversary, family celebration or occasion, or simply, a beautiful family holiday leaving lasting memories.

Facilities

Chateaux & Castles • Sustainable Collection • Heritage Collection • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village • <1hr to Airport • BBQ • Ideal for Parties • Bicycles Provided • Outdoor Games • Table Tennis • Table Football • Pool/Snooker • DVD • Working Fireplace/Woodburner • Heating • Conference Facilities • Caretaker/Owner on Site • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic • Chapel on Site

Interior & Grounds

- 1) Castle only (15-person price)
- 2) Castle and 3 bedrooms in the Guest Tower (20-person price)
- 3) Castle and Guest Tower (30-person price)

Main Castle Interior

- 7 bedrooms (6 double and one triple), with en-suite bathrooms (with rainfall showers and bath tubs, of which two are whirlpool)
- Two guest bathrooms
- Professional kitchen with dishwasher, volcanic stone grill, two ovens, refrigerators and freezer
- Bar-lounge with ice maker, Nespresso coffee machine, fridge and professional glass washer
- Series of drawing rooms and reception rooms, including games room with pool table

Guest Tower Interior

Ground Floor

- Apartment (25m², sleeps 2) with small bedroom with double bed, bathroom with shower and sitting area with kitchenette
- Apartment (69m², sleeps 4) with bedroom with king-size double/twin bed, bedroom with small double bed and single bed, bathroom, living room with fireplace and kitchen

First Floor

- Apartment (57m², sleeps 4) with two bedrooms with king-size double/twin bed, bathroom with small bath, sitting area and kitchen
- Bedroom with single bed and bathroom with shower

Second Floor

- Apartment (81m², sleeps 4) with gallery bedroom with queen-size double/twin bed, galley bedroom with queen-size double bed (one bedroom above another, via inner wooden staircase), bathroom, sitting area, dining area and kitchen

Outside Grounds

- Infinity salt-water pool (14m x 7.5m), open approximately mid-May to mid/end September



- Large wooden shelter with sofa and sunbeds, shower, telephone and fridge
- 3000m² terraced gardens featuring children's playground and panoramic terrace
- Castle roof terrace with views of the Tiber Valley
- 5000m² of landscape designed gardens featuring a rose garden, botanic garden and vegetable garden
- Dining pavilion with stone barbecue
- Medieval courtyard surrounded by lemon trees
- Access to 1500 acres of parkland with walking/biking trails, woodland and picnic areas
- Working farm
- 18th century consecrated church
- Table tennis table
- Table football
- Bocce court
- Barbecue area
- Private parking

Facilities

- Wi-Fi
- Air-conditioning (in all bedrooms and panoramic veranda)
- Heating
- Working fireplace
- Satellite TV
- Netflix (in castle's main living room)
- CD player
- Telephones
- Children's play area
- Billiard table
- Mountain bikes with helmets for adults and children
- Laundry room

Extra Sustainability Gems About the Property

The owners have 139 Kw PV solar panels installed on the roofs of their cattle stable and the garage for farm vehicles and equipment, covering the total energy requirements of the structure. During closing time, the energy is fed into the pipeline of the local electric company.

They've also installed low energy light bulbs in the whole property, for indoor and outdoor lighting as well as solar outdoor lighting for walkways. The pool water has salt water instead of chlorine, and gets cleaned using a filtering system called a salt chlorine generator (the system uses electricity to turn salt into chlorine, which cleans the pool). A saltwater pool won't have the same harsh effects of a traditional chlorine pool. For example, your hair is unlikely to turn green from swimming in a saltwater pool, and your swimsuit won't get

bleached out - great news!

The owners are heavily focused on revitalising the local community and economy through guided trekking tours, charity work, hiring local staff, promoting local businesses to guests and using local products wherever possible. The farm produces its own Extra Virgin Olive Oil, Chianina veal meat, eggs, honey, organic fruit and veg, and non-GMO flour. Truffles and porcini mushrooms are harvested in the woods too - sustainable food is at the heart of the kitchen, with the chef creating menus focused on organic, natural resources.

Across the 590-hectare estate there are 4 artificial small lakes to capture rain water, which is then used for animals, agriculture, and the castle gardens. Water flow reducers have been installed, too.

Location & Local Information

The Castelli di Napoleone castles are nestled in a rural spot, in the heart of Umbria, just thirty minutes drive to the Tuscan border, set mid-way between Rome and Florence (each two hours drive away). Both Assisi and Perugia are within easy reach - Assisi, birthplace of St Francis, offers a mystical spot seeped with history and a beautiful historical abbey, whilst the medieval Perugia comes alive during the summer with festivals, music and theatre.

This unique residence offers both rural tranquillity as well as easy access to the peaceful close-by village of Ponte Pattoli, which has all essential amenities including bars, shops and eateries, whilst sports activities are plentiful nearby (riding, tennis and 18 hole golf course.) The beauty of this unique home is that it offers so much within its grounds, that guests have ample to do on their doorstep - the estate has a myriad of walking and biking trails, it offers truffle and mushroom hunting as well as yoga lessons, prepared picnics for luscious walks within unspoilt nature, along ancient trees, wild flowers, lakes, streams and a 6 kilometre stretch of the Tiber river.

The concierge team has excellent local knowledge and can organise anything from cooking classes, to wine and chocolate tastings, or visits to pretty local towns. From thermal pools to medieval cathedrals and olive oil museum, Umbria has an intriguing amount of history to discover.

Nearby Todi is 30 minutes away, Spoleto is 45 minutes away and Orvieto is 60 minutes away. Spoleto boasts a colourful and intriguing history as well as artistic heritage dating back to Roman times; the town itself offers authentically Umbrian winding streets, artisan cafes, crafts-based shopping, as well as the castle and many churches which are centuries-old. Spoleto is known today for its annual summer Festival Dei Due Mondi, a showcase to the region's music, dance, opera and theatre. Orvieto's old town is a fascinating series of winding streets and piazzas with a colourful weekly market; the centrepiece is the Duomo, with an underground tunnelling system, and also worth visiting is the antique papal residence, the "Palazzo del Capitano del Popolo."

Lake Trasimeno, rich with history and cultural heritage is approximately 30 minutes distance. 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, whilst agriculture is still carried out following traditional techniques. Several charming towns are located on Lake Trasimeno, as well as its islands, visitors can enjoy unspoilt nature and boat trips on the lake.

From Romanesque architecture, to hilltop fortresses, to the funicular up the rock-face of Orient, to the enchanting Fracassi Caves, to the medieval basilica at Assisi, to one of Umbria's oldest towns Gubbio, Umbria is a gem of



discovery, with so much for visitors, along with unfussy yet delicious regional cuisine.

Local Amenities

Nearest Airport	Perugia (23km)
Nearest Airport 2	Ancona (130km)
Nearest Town/City	Perugia/Assisi (25km/35km)
Nearest Restaurant	(4.5km)
Nearest Bar/Pub	(4.5km)
Nearest Supermarket	(5.5km)

What we love

- Exceptional historical residence set in the heart of Umbria's rolling hills, close to Assisi, blending preserved medieval buildings, contemporary architectural restoration and the very best in Italian hospitality
- All the privacy of an independent home alongside many optional services available from breakfast and a private chef to tailor-made tours and experiences
- 1500 acres of parkland comprising nature reserve, botanic gardens, saltwater pool, church, working farm and vegetable gardens
- Attracts a range of high profile guests, not for its name but for its genuine prestige and hallmarks of Italian heritage

What you should know...

- The 15-person price is for the main castle only (7 bedrooms) whilst the 20-person price includes 3 bedrooms in the Guest Tower. The 30-person price includes the main castle (7 bedrooms) and all bedrooms (8 bedrooms) in the Guest Tower. Please see the "Features" tab for full details.
- The maximum occupancy is 30 guests (15 guests per villa). Infants under 2 years old in a cot may be permitted to stay on request subject to an additional charge.
- Please note that the Guest Tower can be rented only in addition to the main house, whilst there is also an additional events-only castle and church within the grounds.
- Air-conditioning is only in bedrooms and in the panoramic conservatory.

Terms & Conditions

- Security deposit: €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection. This amount is €1500 if renting the castle only.
- Arrival time: Between 4.00 p.m and 7.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes, except heating, telephone usage and electricity for the external lighting of castle, pool area and gardens (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.
- Heating costs included?: Extra cost, paid locally (€30-€70 per day, depending on season). Firewood is also available to purchase, payable locally.
- Linen & towels included?: Yes (bed-linen changed weekly, towels changed twice weekly).
- Pool towels included?: Yes, changed twice-weekly.
- Pets welcome?: Small pets on request only and with prior agreement with the owner. If accepted, a pet supplement of €250 per pet per stay will apply (payable locally).
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Internet access?: Wi-Fi internet access included.
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Pool opening dates?: The pool is open approximately mid-May to end-September. Early/late opening is on request only and subject to a supplement of €300, payable locally. 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.
- Other Ts and Cs: Air-conditioning is only in bedrooms and in the panoramic conservatory.
- Other Ts and Cs: The 15-person price is for the main castle only (7 bedrooms) whilst the 20-person price includes 3 bedrooms in the Guest Tower. The 30-person price includes the main castle (7 bedrooms) and all bedrooms (8 bedrooms) in the Guest Tower. Please see the "Features" tab for full details.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: Please note that the use of any external caterers and/or contractors is not permitted.
- Other Ts and Cs: Please note that only the 15 person option is available before mid-June 2023 due to the Guest Tower being renovated.
- Other Ts and Cs: The maximum occupancy is 30 guests (15 guests per villa). Infants under 2 years old in a cot may be permitted to stay on request subject to an additional charge.