

L'Antica Dimora

Region: Umbria Sleeps: 18

Overview

This grand, nine-bed home is surrounded by panoramic countryside views, which you can admire from several of the spacious rooms. Whether you are bringing your whole family or a group of friends, there is lots of room to spread out. With a large garden, alluring pool and chapel, you'll never be short of things to get up to.

As you walk into this stunning 18th century home, you'll be welcomed by a spacious entrance hall with an open-hearth fireplace, which is lovely to light on those cooler nights. The living room has comfortable sofas, another fireplace and its own library, so you can snuggle up and read a book with a glass of wine in the warmth. The kitchen has a beautifully rustic character, with tiled surfaces perched upon stone and traditional wooden beams – the perfect place to rustle up some cuisine. Each bedroom is decorated with attention to detail, and some rooms benefit from outstanding views of the countryside.

L'Antica Dimora boasts plenty of outdoor space. The large swimming pool is very inviting and is surrounded by deckchairs for sunbathing. A pool house sits outside with a separate WC and shower, so you don't need to keep returning to the house meaning you have more time to relax! It even has its own kitchen area – perfect for cooking meals to eat al fresco. If you enjoy quiet walks, you will love strolling around the colourful garden in the afternoon or venturing out into the countryside. The house even comes with its own chapel – ideal for those quieter moments.

Located in a hamlet in the picturesque countryside of Umbria, there are lots of walking and cycling routes nearby! If you fancy a taste of local cuisine, the nearest restaurant is around a 10 minutes drive. Prefer eating in? The nearest grocery store is close by as well, where you can pick up some supplies for a meal on the terrace.



This gorgeous region is full of wonderful towns and cities where you can immerse yourself in the local culture. Historic Perugia, the region's capital, is just 16km away and is a vibrant university city packed with plenty of things to do. Take a day trip and explore the bars, cafés and restaurants that line the bustling streets or stay out late to sample the city's nightlife. Brush up on your history at the hilltop villages of Passignano sul Trasimeno and Assisi, or take in the beauty at the villages of Bevagna and Città Della Pieve. The villa is also just a 40-minute drive away from Lake Trasimeno, a breathtaking bathing lake filled with activities – wonderful for a day trip.

Facilities

Great Value • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • Satellite TV • Heating • Cot(s) • Fenced Grounds • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Villa Layout (700m2)

Ground Floor

- Entrance hall with open-hearth fireplace.
- Dining room
- Living room with satellite TV, library and DVD player
- Computer room
- Kitchen with hob, oven, dishwasher, microwave, freezer, electric coffee machine with open-hearth fireplace, dining table and satellite TV
- Guest WC

First Floor

- Living room with panoramic window, open-hearth fireplace, library and doors leading to balcony
- Bedroom 1 (40m2) with double bed, window onto the living room, satellite TV and en-suite containing bath, bidet and WC
- Bedroom 2 (30m2) with twin beds, satellite TV and en-suite containing bath, shower, bidet and WC and doors leading to balcony
- Bedroom 3 (27m2) with two double beds and en-suite containing bath, shower, bidet and WC
- Bedroom 4 (17m2) with double bed, satellite TV and en-suite containing bath, shower, bidet and WC

Second Floor

- Bedroom 5 (35m2) with double bed, open-hearth fireplace, panoramic window, satellite TV and en-suite containing shower, bidet, twin basin and WC
- Bedroom 6 (16m2) with double bed, satellite TV and en-suite containing shower, bidet and WC
- Bedroom 7 (15m2) with twin beds and en-suite containing bath, shower, bidet and WC
- Bedroom 8 (15m2) with double bed
- Bedroom 9 (23m2) with twin beds, satellite TV and en-suite containing bath, bidet and WC

Outside Grounds (17 hectares)

- Private swimming pool (15m x 8m, depth: 1.10m - 3m), open approximately beginning-May – end- September
- Pool house with fridge, WC and cooking stove
- Outdoor shower
- Fenced gardens
- Barbecue



- Patio
- Park
- Arbour
- Pergola with al-fresco dining area
- Sun loungers
- Garden furniture
- On-site parking
- Separate chapel

Facilities

- Wi-Fi
- Heating (available approximately mid-October to mid-March)
- Satellite TV
- DVD player
- Washing machine and dryer
- Solarium
- Fireplace and logs
- Safe
- Iron
- Mosquito net

Location & Local Information

Nestled in a hamlet within the Umbrian countryside, this home is surrounded by beauty. The nearest restaurant and supermarket can be reached by car in approximately ten minutes, so you can choose from eating at the villa or dining on some freshly-cooked, local cuisine.

There are lots of activities also within driving distance. Active groups can head to the tennis courts while more leisurely visitors can practice their swing at the nearby 18-hole golf course. If you are a fan of horse-riding, there is a stable nearby.

Perugia, the bustling capital of Umbria, is full of life and things to do. The university city has a busy nightlife and is dotted with bars, cafés and restaurants – making it great for day or night visits.

Situated in the green heart of Umbria, Lake Trasimeno is perfect for a day trip. Its turquoise-coloured water is dotted with water lilies and is ideal for cooling down from the hot weather. Quaint little villages and historical sites surround the lake, including Castiglione del Lago, a castle above some Etruscan tomb ruins, and the medieval walls of Palazzo Ducale. You can also catch a boat to one of the lake's three islands, which are filled with trails and archaeological ruins.

Umbria is a picturesque region lots of places to discover. Panicale is a vibrant village with its own waterpark – great for family trips! Bevagna and Città Della Pieve are blissful villages where you can stroll around, taking in the beauty. Passignano sul Trasimeno is a stunning hilltop town which is great fun to explore while Assisi is a medieval town with a rich history as the birthplace of several saints, the most notable of which was perhaps St Francis.



Local Amenities

Nearest Airport	Perugia Airport (23km)
Nearest Airport 2	Rome Ciampino (180km)
Nearest Train Station	Perugia (16km)
Nearest Village	(3.5km)
Nearest Restaurant	(4km)



Nearest Supermarket

(3km)

Nearest Town/City

**Perugia
(16km)**

Nearest Golf

**Perugia Golf Club
(15km)**

What we love

- Surrounded by countryside, this home benefits from panoramic views and is a lovely, peaceful place to relax
- With its own chapel, swimming pool and large garden, there is plenty of space to enjoy some time in the sunshine
- This spacious home is beautifully decorated and has lots of large windows that frame the views and flood the place with light
- This villa is just a drive away from Lake Trasimeno, an amazing bathing lake where you can swim, visit the islands and discover Umbria's in-depth past
- Umbria is a vibrant region dotted with idyllic villages and the bustling capital of Perugia is definitely worth a visit

What you should know...

- The large double bedroom on the first floor has a window connecting to the living room
- A quiet and non-intrusive key holder lives on-site and will be very happy to help!
- Access to this beautiful villa is via an unpaved road, so please bare this in mind if driving
- Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager

Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: Between 4.00 p.m. and 7.00 p.m. Other arrival times on request only. Please enquire.
- Departure time: Before 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Extra cost, paid locally. Available approximately mid-October to mid-April only.
- End of stay cleaning included?: Extra €25, paid 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.
- Linen & towels included?: Yes.
- Changeover day: Saturday from mid-July to September, flexible during all other periods.
- Minimum stay: 7 nights from mid-July to September, 5 nights during all other periods.
- 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.
- Internet access?: Wi-Fi internet access included.
- Pets welcome?: Not allowed.
- 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).
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- Other Ts and Cs: Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.
- Other Ts and Cs: A quiet and non-intrusive key holder lives on-site and will be very happy to help.
- 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.
- Security deposit: A cot is available on request.