

# Borgo Di Meana

Region: Umbria Sleeps: 18 - 43

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## Overview

Borgo Di Meana is a tranquil getaway within the Umbrian countryside, with stunning 360° views of the green rolling hills. As it can sleep up to 43 guests within 18 bedrooms, this villa is perfect for families or groups of friends travelling together. It is made up of a beautiful main house with stone exteriors, three farmhouse-style guesthouses, and two cottages, all within spacious outdoor grounds.

The villa is also well suited to hosting artistic, sports and holistic-style retreats, as there is a wellness centre on site and lots of outdoor space. Outside, there is a shimmering aquamarine pool with sun loungers dotted around it, as well as a heated indoor pool with hydromassage and a Turkish bath.

The villa, guest houses and cottages have been recently restored and tastefully decorated to create a cosy atmosphere. Inside the charming living room there are plush sofas to curl up on by the traditional fireplace. There is a games room with a bar and an amazing dining area with an enormous wooden table and large windows that open out to the garden.

This space is crafted from natural materials - it is designed to harmonise with the environment, with sustainability in mind. For those who love to cook, there is a fully-equipped professional kitchen. The bedrooms are designed in a calming style with watercolour feature walls, a mixture of double and twin beds, with extra sofa beds for guests.

The setting is nestled within Monte Peglia park and Selva di Meana, which was recently classified as a UNESCO World Biosphere Reserve. Wrapped in greenery, the villa is located at the end of an avenue lined with cypress trees, leading to what the owners describe as the 'courtyard' of the Umbrian hills. Within the garden, there are olive groves where guests can enjoy a peaceful walk.

There are lots of activities on-site including cooking classes with where you can make your own pasta, pizza and hearty soups. Indulge in a massage within the soothing spa from professional on-site therapists and soak up the invigorating perfumed steam and chromotherapy. Personal treatment plans can be created to help you make the most of your spa experience.

The villa can organise trips to explore Umbria and suggest areas to go walking



or mountain biking. Nearby, guests can go horse riding, take a thrilling ride in a 4x4 or go river rafting. Umbria's lush landscape is the perfect backdrop to the outdoor activities.

## Facilities

Wellness • Private Pool • Heated Pool • Indoor Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Hairdryer • Ground Floor Bed & Bath • TV • Sauna/Steam • Games Room • Table Tennis • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Wine Tasting • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

- 1) Main villa + Guest House 1 (18-person price)
- 2) Main villa + Guest House 1 + 2 (22-person price)
- 3) Main villa + Guest House 1 + 2 + 3 (33-person price)
- 4) Main villa + Guest House 1 + 2 + 3 + Cottage 1\* (38-person price)
- 5) Main villa + Guest House 1 + 2 + 3 + Cottage 1 and Cottage 2\* (43-person price)

\*Please note that both cottages are subject to availability only and must therefore be requested and confirmed at the time of booking. Cottage 2 is only available from 2023 onwards.

## Main Villa Interiors (sleeps 8-11 guests)

### Ground Floor

- Living room with fireplace
- Games room with bar area
- TV room with air-conditioning
- Fully-equipped professional kitchen
- Dining room with doors leading to garden
- 2 guest toilets

### First Floor (accessed via external stairs)

- Master bedroom with double bed, single sofa-bed, TV and air-conditioning.
- En suite bathroom with bath/shower
- Bedroom with twin/double bed, TV and air-conditioning
- Shower room
- Bedroom with double bed, TV, air-conditioning and swimming pool view
- Bedroom with double bed, single sofa-bed, TV and air-conditioning
- Living area with two sofa-beds, TV and air-conditioning
- Shower room with double sink

## Guest House 1 Interiors (near the main villa, sleeps 10-11 guests)

### Ground Floor (separate entrance at the back of the house)

- Bedroom with twin/double bed, TV and en suite shower room

### First Floor (accessed via six external steps from front of the house)

- Bedroom with twin/double bed, TV and en suite shower room
- Bedroom with double bed, TV and en suite shower room



*First Floor (accessed via separate entrance at the back of the house)*

- Bedroom with double bed, TV, single sofa-bed and en suite shower room
- Bedroom with double bed, TV and en suite shower room

**Guest House 2 Interiors (sleeps 2-3 guests)**

*Ground Floor*

- Master bedroom with double bed, single sofa-bed, TV, air-conditioning and en suite bathroom with bath/shower

**Guest House 3 Interiors (between entrance gate and main villa, sleeps 8 guests)**

*Ground Floor (two wings, accessed from outside)*

- Bedroom with double bed, TV and en suite shower room
- Bedroom with double bed, TV and en suite shower room
- Bedroom with double/twin bed, TV and en suite shower room
- Bedroom with double/twin bed, TV and en suite shower room

**Cottage 1 (behind main villa, sleeps 4-5 guests. On request and subject to availability only)**

- Kitchen and living area
- Master bedroom with double bed, single sofa bed, TV and en suite bathroom with bathtub and shower head
- Bedroom with double/twin bed, TV and en suite bathroom with shower

**Cottage 2**

- Kitchen
- Open-plan living/dining room
- Mezzanine with single bed
- Bedroom with double bed and single sofa bed with TV and en suite bathroom with shower, bath and WC
- Bedroom with twin beds (can be converted into a double) and en suite bathroom

**Wellness Centre**

- Heated swimming pool with hydromassage
- Sensory walkway
- Turkish bath
- Relaxation area with infusion bar
- Wellness and beauty area

**Outside Grounds**

- Swimming pool (16m x 8m, depth: 1.4m - 3m), open approximately May to September
- Poolside terrace with sun loungers and lawn area
- Al-fresco dining area
- Barbecue
- Gardens
- Parking area

**Facilities**

- Wi-Fi
- Air-conditioning (some rooms only)
- Fireplace
- Heated indoor swimming pool
- Turkish bath
- Table tennis
- TV
- Washing machine
- Iron and ironing board
- Hairdryer

# Location & Local Information



In a quiet and secluded part of Umbria, there's so much to see and do around this glorious region. There are many activities to keep you busy without even leaving the grounds, such as spa therapies. The villa staff can organise an exciting range of experiences to help you make the most of the area. You'll find a cluster of restaurants and bars in a local village, around a 15-minute drive away.

Foodies will adore the Umbria area as there are so many food and wine-based activities on offer. The villa can organise olive oil tasting and truffle hunting excursions, as well as trips along the Sagrantino Wine Road. This road has countless family-owned wineries nestled within medieval houses. Guests can sample fine wines like Torgiano Rosso red and Grechetto white wine. The cooking classes on offer draw from the best of fresh, local ingredients such as lake fish and delicious truffles.

Lake Trasimeno, just an hour away, is a dreamy place to visit - a splash of dazzling blue within the green landscape. Within the lake there are tiny islands including Isola Maggiore and Isola Polvese. Ringed with medieval villages and tiny towns, Lake Trasimeno also has lots of walking and biking trails. The backdrop of the lake includes sunflowers, olive groves and cornfields. Perfect for a day trip, central Italy's largest lake - and the fourth largest in the country - has an enchanting atmosphere.

In terms of history and culture, there are many Etruscan settlements, especially around Castiglione del Lago. One of the medieval villages around the lake, this picturesque spot has ruins of ancient tombs and a castle called Rocco del Leone.

Other beauty spots around Umbria include Cascade delle Marmore, which is the largest man-made waterfall in the world - it was created by the Romans over 2000 years ago. There are three sections to the spectacular falls and lots of watersports that the whole family can try including rafting, canoeing and canyoning. The falls are located within a lovely park around an hour away by car.

Visit some of Umbria's most idyllic villages such as nearby Todi with its glorious historic architecture, charming Orvieto and beautiful Assisi and Spoleto, both around an hour away.

Umbria is also known for ceramics, with many pottery studios dotted around the area. Pick up some artisan ceramic pieces as a souvenir. Additionally, there are some famous producers of cashmere in this part of Italy, so fashionistas will want to explore local boutiques for a cosy winter sweater.

## Local Amenities

Nearest Airport	<b>Perugia (55 km)</b>
Nearest Airport 2	<b>Rome (180 km)</b>
Nearest Village	<b>Monte Castello Di Vibio (10 km)</b>
Nearest Town	<b>Todi (15 km)</b>
Nearest Restaurant	<b>Monte Castello Di Vibio (10 km)</b>
Nearest Bar/Pub	<b>Monte Castello Di Vibio (10 km)</b>
Nearest Supermarket	<b>Monte Castello Di Vibio (10 km)</b>

## What we love

- Enjoy the wonderful amenities from the swimming pool with tremendous Umbrian views to the wellness centre with its indoor heated swimming pool, Turkish bath and treatment areas
- This villa is a wonderful retreat for weddings, anniversaries and other special events
- You can book meals on request - created by a private chef - and order groceries in advance for self catering
- Take advantage of the experiences offered by the villa including cooking classes, spa therapies, yoga packages and guided tours around Umbria
- Visit Lake Trasimeno for an enchanting day out surrounded by nature

## What you should know...

- There are four bedrooms in the main villa whilst the other bedrooms are dotted inside three guest houses and two cottages in the beautiful grounds
- The 18-person price includes the main villa and Guest House 1 only, the 22-person price includes the main villa and Guest Houses 1 and 2, the 33-person price includes the main villa and all three guesthouses, the 38-person price includes the main villa, all three guesthouses and the cottage, and the 43-person price includes the main villa, all three guesthouses and both cottages
- Please note that both cottages are subject to availability only and must therefore be requested and confirmed at the time of booking. Cottage 2 is available from April 2023 onwards
- Air-conditioning is featured in some rooms only- please check the 'Features' tab for full details
- One of the bedrooms on the first floor of Guest House 1 is located next to the electricity room – some noise may be heard
- For bookings of 22, 33, 38 or 43 guests, some guests will be accommodated on sofa beds - please check the 'Features' tab for full details
- Short stays may be possible on request outside mid June - end August. Please enquire for full details

# Terms & Conditions

- Security deposit: €1000 charged to client's credit card by the owner as a pre-authorisation one month upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 2.30 p.m. to 8.00 p.m.
- Departure time: 9.00 a.m. to 11.00 a.m.
- Energy costs included?: Yes, except air-conditioning which is an extra cost, please see the heating costs t&c.
- Linen & towels included?: Yes, plus mid-week change.
- Heating costs included?: Heating or air-conditioning is an extra cost payable locally. 2023: Extra €945 per week (18 guests), €1050 per week (22 guests), €1470 per week (33 guests) or €1680 per week (38 guests). 2024: Extra €1260 per week (18 guests), €1400 per week (22 guests), €1750 per week (33 guests), €2100 per week (38 guests) or €2450 (43 guests).
- Changeover day: Saturday from mid June to mid September. Flexible during all other periods.
- End of stay cleaning included?: Yes plus maid-service included (4hrs/6 days per 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, personal belongings, public liability and any accidental damage caused during their stay.
- Minimum stay: 7 nights (short-breaks may be possible on request outside mid June-end August and festive period).
- Pets welcome?: On request only and with prior agreement with the owner.
- Internet access?: Wi-Fi connection included.
- Pool towels included?: Yes, plus mid-week change.
- Pool opening dates?: The pool is open approximately mid-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.
- Pool heating charge?: Extra €1000 (2023)/€1400 (2024) per week for indoor pool heating and extra €300 (2023)/€350 (2024) per week for Turkish bath heating (or €1200 (2023)/€1540 (2024) per week for both), payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Other Ts and Cs: Children are permitted in the spa if accompanied by a parent/guardian at all times.
- Other Ts and Cs: Air-conditioning is featured in some rooms only – please check the 'Features' tab for full details.
- Other Ts and Cs: The 18-person price includes the main villa and Guest House 1 only, the 22-person price includes the main villa and Guest Houses 1 and 2, the 33-person price includes the main villa and all three guesthouses, the 38-person price includes the main villa, all three guesthouses and the cottage, and the 43-person price includes the main villa, all three guesthouses and both cottages.
- Other Ts and Cs: For bookings of 22, 33, 38 or 43 guests, some guests will be accommodated on sofa beds - please check the 'Features' tab for full details.
- Other Ts and Cs: Weddings and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Short stays may be possible on request outside June - August. Please enquire for full details.

- Other Ts and Cs: Please note that both cottages are subject to availability only and must therefore be requested and confirmed at the time of booking. Cottage 2 is available from April 2023 onwards.