

Frate Sole

Region: Umbria Sleeps: 6

Overview

Gaze over the valley towards Assisi's magnificent medieval fortress as you relax in your al-fresco lounge, surrounded by the tranquil sounds and sights of the 'Green Heart of Italy'.

Frate Sole is a unique holiday home with exceptional owners who have created a contemporary haven of calm, surprisingly close to the world-famous town of Assisi. Relax in the al-fresco lounge in the shade of the pergola with a glass of wine, perhaps from the vineyards of nearby Monte Subasio, as you admire the remarkable sunset.

The heated swimming pool is also positioned to make the most of the endless vistas of hills, woodland and the Rocca Maggiore and there is ample space to dine al-fresco by the barbecue, especially atmospheric in the evening as the gardens are beautifully lit. Green lawns, swathes of summer lavender and scattered olive trees add to the peaceful vibe of the glorious grounds.

Step inside and the open-plan design is outstanding with contemporary décor, artistic sculptures and state-of-the-art features such as air-conditioning throughout, an integrated speaker system and an iPad for you to select your chosen music, whether in the relaxing living area or by the swimming pool. Most rooms have doors leading to the lower gardens or courtyard, including the three inviting bedrooms, each with their own en suite bathroom. A fourth shower room includes a sauna for an added touch of luxury!

Fall in love with Assisi when exploring its historic sights and learning all about this UNESCO World Heritage site – the Basilica di San Francesco is just 3km away and the heart of the town just a little further. Even closer is the beautiful forest, the Bosco di San Francesco, with its walking trails and amazing nature. A traditional osteria serves delicious Umbrian fare at the edge of the woods, just 1km from the villa.

There is so much more to explore across the undulating hills of Umbria – come across hidden hilltop villages set amidst stunning natural landscapes. The three medieval gems of Spello, Bevagna and Montefalco are close by or drive a little further to the spectacular towns of Todi and Spoleto. The university city of Perugia is also a delight to discover or head to Monte Subasio for wonderful hiking and mountain biking.



The setting of this ultra-modern holiday home is incredible in so many ways with its panoramic vistas and serene surroundings, close to so many attractions of this captivating region.

Facilities

Wow Factor • Modern • 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 • Ground Floor Bed & Bath • Satellite TV • Bicycles Provided • Sauna/Steam • Table Tennis • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

Villa Interiors (190m2)

- Open-plan living-dining room with fireplace, TV and sliding doors leading outside
- Open-plan kitchen, well-equipped including oven, microwave, dishwasher, fridge-freezer, kettle, toaster and coffee maker
- Master bedroom with en suite shower room
- Double bedroom with en suite shower room
- Double bedroom with en suite shower room
- Sauna and shower room

Outside Grounds

- Salt-water heated swimming pool (12x4m, depth: 1m) with hydromassage area and floating lounge. Open approximately May to September
- Pergola with al-fresco lounge and dining area
- BBQ
- Outdoor lighting
- Small central courtyard (with steps leading up to upper terrace and pool area)
- Fenced grounds
- Bikes (x4)
- Parking

Facilities

- Wi-Fi
- Heating
- Air-conditioning
- TV (with English-speaking news channels)
- I-Pad
- Integrated sound speakers
- Sauna
- Board games
- Table tennis
- Hairdryers
- Mosquito nets
- Bikes (x4)
- Home automation system
- Security cameras
- Ironing facilities
- Washing machine and dryer



Location & Local Information

With magical views towards Assisi's medieval fortress, Rocca Maggiore, and the surrounding valley, Frate Sole enjoys a picture-perfect setting just 3km from the Basilica di San Francesco and close to the heart of the enchanting and historic town.

It's just over 1km to the nearest restaurant, a rustic *osteria* with traditional Umbrian food, whilst the nearest shops and supermarkets are in and around Assisi, a short drive (or bike ride) away.

It's no wonder Assisi is a UNESCO World Heritage Site – it's an incredible town filled with wondrous art, history and Umbrian charm. The architecture will astound you and, alongside the visitors that flock to see the unique and exceptional sights, you will fall in love with Assisi as you explore its narrow lanes, peruse its pretty shops and come across artistic treasures. It's especially enchanting by night as many of the day-trippers depart and you can find a charming restaurants serving the very best authentic cuisine from wild boar *porchetta* to pasta, *farro* and autumn truffles accompanied by delicious Umbrian wines.

The forest, Bosco di San Francesco, is also close to the villa and a wonderful place to connect with nature and for peaceful walks with all the family. There are well marked trails to follow and it's a particular delight on hot summer days as you seek shade in the tranquil woodland.

This region also offers horse-riding opportunities through the enchanting Umbrian landscapes as well as cycling, hiking and even watersports and boat trips at Lake Trasimeno, reached in under an hour by car.

In the 'Green Heart of Italy', there's a wealth of other idyllic Umbrian villages to explore, such as the medieval hill towns of Spello (15km), Bevagna (22km) and Montefalco (30km) or a little further to Spoleto (50km) with its incredible Ponte delle Torre. Sip coffee at Piazza del Popolo in beautiful Todi (55km) and if you are yearning to cross the border into southern Tuscany then Cortona (70km) and Montepulciano (85km) are fine places to discover.

Closer to home, Perugia (23km) is a charming historic city filled with culture, cafes and wonderful shops, creating a youthful ambience amongst exquisite Renaissance architecture. Look out for the Umbrian jazz festival in mid-July which attracts artists from all over the world whilst chocolate lovers can visit the Perugina Chocolate House in the outskirts of the city, home of the famous *Baci* sweets.



Local Amenities

Nearest Airport	Perugia (13km)
Nearest Airport 2	Florence (190km)
Nearest Airport 3	Rome Fiumicino (210km)
Nearest Train Station	Assisi (6km)
Nearest Town	Assisi (3km)
Nearest Restaurant	Local osteria (1km)
Nearest Supermarket	Assisi (7-8km)
Nearest City	Perugia (23km)
Nearest Tennis	(6km)
Nearest Golf	Golf Club Perugia (30km)

What we love

- This contemporary gem is outstanding in terms of both design and its beautiful, tranquil gardens
- The views towards Assisi and the Umbrian hills from the upper terrace and swimming pool are stunning
- Expect state-of-the-art features across this modern home
- The villa is just 1km from a traditional *osteria* serving delicious Umbrian fare, on the edge of the beautiful forest, Bosco di San Francesco
- Assisi's Basilica di San Francesco is only 3km away

What you should know...

- The enclosed gardens are on two levels – the lower level is accessed from the ground floor whilst the upper level (with the swimming pool and pergola) is above the villa, via stairs from the central courtyard or to the side of the home

Terms & Conditions

- Security deposit: €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 - 7.00 p.m.
- Departure time: By 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- 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.
- Pool opening dates?: The pool is open approximately May to 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?: Yes, additional cost payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Pool towels included?: Yes.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€3 per adult per night- please enquire if exact amount is required).
- Minimum stay: 7 nights (mid-June to end-September) or 3 nights at other times.
- Changeover day: Saturday (or flexible in low season).
- Pets welcome?: No.
- Smoking Allowed?: Outside only.
- Other Ts and Cs: Weddings, stag/hen parties and any other special events are not allowed.
- 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.
- Internet access?: Wi-Fi internet access included.
- Other Ts and Cs: A highchair and cot are available on request.