

# Monte Tezio

Region: Umbria Sleeps: 14

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## Overview

Sleeping up to fourteen guests, Monte Tezio is a beautifully decorated farmhouse within a private country estate that the same family has owned for centuries.

The home sits in a breathtaking mountainous landscape and enjoys panoramic views over the surrounding farmland and peaks. On top of the estate grounds and the countryside around the villa, you will also have access to a large private garden covering 10,000m<sup>2</sup>.

The owners retained and restored the exteriors of the 200-year-old-stone home so that it still holds the rustic charm of the original building, once used by farmers in these rolling hills. Heading indoors, however, you will find warm and welcoming décor and all of the modern conveniences you could need alongside high-quality furnishings, open fireplaces and wooden beams.

There are two living rooms and a dining room available in the villa, with plenty of space for fourteen guests to gather together over meals or to settle down for a few drinks in the evening on the comfy sofas. The modern, well-equipped kitchen has all you need to prepare tasty meals for your party or hire a private chef to prepare dinner for a special occasion.

As night falls, you have four bedrooms to choose from in the villa; three of the lovely bedrooms have king-sized beds and en-suite bathrooms, with the master room also benefiting from an inviting roll-top bath, where you can sink into the bubbles and enjoy a good book. The fourth bedroom is perfect for the kids as it has two bunk beds where the children can enjoy a sleepover every night!

A further four guests can be accommodated in a guest house on the grounds, which is ideal if you are travelling as a few families together or have grandparents who may like to enjoy a little privacy away from the main group. The guest house is spacious, with two bedrooms, a fully-fitted kitchen, a living room and a bathroom, and direct access to the incredible garden.

You can take a dip in the private infinity pool in the huge garden, dine al-fresco under the pergola, and sunbathe on the chic deck. You will surely enjoy plenty of time outdoors in the gorgeous weather.

This rural estate, where the home is located, spans thousands of acres where guests can visit a farm and vineyard and enjoy walks around the grounds with



forested areas, lakes and lengthy walking trails. There is also a restaurant here, so you do not need to travel far for dinner. In addition, guests can visit the nearby Antognolla Golf Course, which has a fantastic 18-hole course and a fine-dining eatery. Guests staying at Monte Tezio even receive discounted green fees and golf lessons!

When you wish to discover more of the area, you can visit several villages and towns within driving distance. The little village of Pierantonio has a few shops and amenities and is located 11km away, the larger riverside town of Umbertide is 18km away and Umbria's capital Perugia is only 20km away.

## Facilities

Wow Factor • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Coffee Machine • Hairdryer • Smart TV • Table Tennis • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Main Villa

### Villa Interior (600m2)

#### Ground Floor

- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave and kettle
- Dining Room with table seating twelve
- Sitting Room with sofas, fireplace and desk
- Guest WC

#### First Floor

- Master bedroom with king-sized canopy bed (195cm x 200cm) and en-suite bathroom with rolltop bath, shower, double sink and WC
- Bedroom with king-sized bed (185cm x 195cm) and en-suite bathroom with shower, sink and WC

#### Lower Ground Floor

- Living room with sofa and Smart TV
- Bedroom with king-sized bed (200cm x 195cm) and garden access
- Bedroom with two sets of bunk beds (130cm x 185cm, 95cm x 190cm) - best suited to children
- Bathroom with shower, sink and WC
- Laundry room with washing machine and dryer

## Guest House

- Fully-fitted kitchen with garden access, breakfast bar, oven, hob, fridge freezer, dishwasher and kettle
- Living room with sofa, armchairs, fireplace and table seating two guests
- 2 x bedrooms with king-sized beds (180cm x 200cm) and en-suite bathrooms with showers, sinks and WCs

## Outside Grounds (10,000 m<sup>2</sup>)





- Private, heated infinity swimming pool (7.5m x 16.5m)
- Extensive landscaped grounds with olive trees, lawns and lavender banks
- Dining terrace with pergola and table seating ten guests
- Outdoor sofas
- Poolside deck with sun loungers and parasols
- Small seating areas around the garden
- Table tennis (available on request)
- Barbecue
- Parking

#### **Facilities**

- Wi-Fi
- Air conditioning in bedrooms
- Central heating
- Fireplaces
- Smart TV with Sky channels
- DVD player
- Washing machine
- Dryer
- Hairdryers
- Soaps, shampoos and shower caps in every bathroom

## Location & Local Information

Monte Tezio is a spacious family home enveloped by the most stunning countryside in the green heart of Italy. From your base at the home, you can spend your days relaxing in the country estate with vast expanses of land you can explore, including rivers, lakes and woodlands. Each day you could head out on new walking or cycling trails and take leisurely scenic picnics in serenely peaceful spots.

The estate is also home to a vineyard that you can visit to sample the wines and learn more about wine production. There is also a farm which produces a selection of delicious products, such as honey. If you would like to purchase some honey and other fresh goods, there is a small shop on the grounds which is attached to a restaurant. With all of these amenities within the huge estate, there is plenty to see and do here.

Close by, guests can also pay a visit to Antognolla Golf Course, which has a brilliant golf course, tennis courts, cycling routes and even a restaurant. This is a great place to spend the day as there is something for everyone to do here.

You will be spoiled for choice when you wish to visit some of Umbria's fantastic villages and towns! Umbertide is an excellent place to start and is located 18km from Monte Tezio. The town is steeped in history and hails from 2000 years ago. Due to this, you can see archaeological ruins, a castle, a defensive fortress and a range of medieval churches here. One of the most beautiful churches is the Church of Santa Maria della Pietà, packed with incredible frescoes from the 1400s. In Umbertide, there are also museums and galleries, plus restaurants and bars. The town is also a great place to pick up some of the famous locally produced ceramics.

The city of Perugia should definitely be on your itinerary, and it is located 20km from the villa. This thriving and attractive city is centred around the main square, the Piazza IV Novembre; from here, you can walk around the pastel-coloured streets enclosed by the historic walls. As well as imposing palaces, churches and art galleries, Perugia is also known for being home to several festivals. One of these is the chocolate festival held in October; this takes place here in Perugia as the city is a well-known producer of chocolate and has a factory you can visit on a tour. The other festival is the Jazz festival in July, where you can watch open-air performances and join in with all the festivities with the locals.



## Local Amenities

Nearest Airport

**San Francesco D'Assisi Airport  
(35km)**

Nearest Airport 2	<b>Siena Airport (120km)</b>
Nearest Restaurant	<b>On the Estate</b>
Nearest Bar/Pub	<b>Umbertide (18km)</b>
Nearest Supermarket	<b>Umbertide (18km)</b>
Nearest Town	<b>Umbertide (18km)</b>
Nearest Golf	<b>On the Estate</b>
Nearest City	<b>Perugia (21km)</b>

## What we love

- Monte Tezio is a beautiful home which is set within a mountainous estate spanning thousands of acres
- The villa is an 18th-century farmhouse which has been renovated to the highest of standards with sumptuous interiors and a landscaped garden with a private pool
- Within the grounds of the expansive country estate, you will find a restaurant, a working farm, a vineyard, plus lakes, rivers and walking routes
- Just a stone's throw away you can visit the amazing Antognolla Golf Course which has a restaurant in addition to the world-class gold course

## What you should know...

- Six bedrooms are available at the villa; two are located within a guest house, which would be ideal for a small family or friends who wish for some privacy from the main group.
- Whilst this property can comfortably sleep 14 guests, please note that 4 guests will be accommodated on bunk beds, best suited for children.
- Larger parties travelling together may also wish to book any of the following properties located within the same estate: [Tower Villa](#) (sleeps 8), [Villa Subtila](#) (sleeps 18), [Villa Savini](#) (sleeps 8), [Villa Chimneys](#) (sleeps 12), [Villa La Macchia](#) (sleeps 6), [Villa Palchi](#) (sleeps 8), [La Casa Nel Bosco](#) (sleeps 2) and [Castello Maddalena](#) (sleeps 20).
- The Property is in a rural location, on the top of a hill (600 meter above sea level) within a country estate, which is a large Umbrian active agricultural farm. The access road to the Property is a long and occasionally steep private white gravel road, not suitable for sports cars or any other low-height car. We would recommend the use of a 4 wheel drive car.
- Please note that air conditioning is featured in the bedrooms only.
- Please note that extra services/activities must be booked via the Estate's concierge in advance - no external providers are welcome at the property.

# Terms & Conditions

- Security deposit: €1500 charged to client's credit card by the owner as a pre-authorisation upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 3.30 p.m. - 7.30 p.m.
- Departure time: 10.00 a.m.
- 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.
- Linen & towels included?: Yes (towels are changed mid-week and linen is changed mid-stay for bookings of two consecutive weeks).
- Pool towels included?: Yes, changed weekly for bookings of 2 weeks or more.
- Energy costs included?: Yes.
- Minimum stay: 3 nights September 2023 - April 2024. 7 nights during all other periods.
- Changeover day: Saturday. All other changeover days on request.
- Smoking Allowed?: Not permitted.
- Pool heating charge?: Included approximately late June to end-August, on request only. Extra cost approximately late-May to late-June and September based on consumption, payable locally. Pool heating is not available during all other periods. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: 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.
- Heating costs included?: Yes, except in low season.
- Other Ts and Cs: Six bedrooms are available at the villa; two are located within a guest house, which would be ideal for a small family or friends who wish for some privacy from the main group.
- Other Ts and Cs: Whilst this property can comfortably sleep 14 guests, please note that 4 guests will be accommodated on bunk beds, best suited for children.
- Other Ts and Cs: Please note that air conditioning is featured in the bedrooms only.
- Other Ts and Cs: Please note that table tennis, baby cots, highchairs and baby baths are available only on request.
- Other Ts and Cs: Please note that extra services/activities must be booked via the Estate's concierge in advance - no external providers are welcome at the property.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.