

# Villa Annibale

Region: Umbria Sleeps: 8

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## Overview

Boasting unrivalled views encompassing the Umbrian hills, charming villages and the glistening surface of Lake Trasimeno, Villa Annibale is perfectly situated for a holiday exploring the heart of Italy.

The villa, which was built in 2010, has been a labour of love for the owners, who have poured all of their creative efforts into the construction and decoration of the home. The owners have photography and interior design backgrounds, which can be seen as you look around the stunning house, flooded with natural light and finished to the highest standard. The owners have also gone the extra mile to make Villa Annibale as environmentally friendly as possible. Throughout the home, sustainable building methods and materials have been used, renewable energy is harnessed, water is heated by solar power, and rainwater is used for toilets.

The home is nestled in the hills, which are enveloped by olive groves, farms and ancient woodlands. Although recently built, the villa blends seamlessly into these tranquil country surroundings. The accommodation is set over two floors; each room looks out over the gardens and delightful landscape. On the ground floor, you will find a spacious living room and dining space, perfect for gathering together for breakfast before heading out to a nearby town for the day. You can prepare meals or snacks in the well-equipped kitchen, which even has a pasta maker if you fancy making your own fresh pasta. The bedrooms are bright and airy and have access to the garden or terrace. One of the bedrooms is on the ground floor, while the other three are on the first floor.

Outdoors, the garden and the private wooded areas are an oasis where you can unwind in the sun. There is a heated swimming pool, a lovely al-fresco dining space and a covered seating area that provides shade during the heat of the day.



The home is in the perfect setting for accessing local hiking and walking trails or hiring bikes to explore the rolling hills nearby. When you wish to dine out or pick up some fresh bread, this region is filled with sleepy villages and medieval hill towns where you can find shops, cafés and restaurants. The nearest villages are Poggio which is 4km away, and Castel Rigone, 8km away. If you wish to discover historical and cultural attractions and a greater range of eateries, why not drive to Perugia, a beautiful city which is Umbria's capital and is under 30km away.

Although the villa is located inland, you can also visit several beaches dotted around Lake Trasimeno, just 17km away. The lake also offers pretty picnic spots and walking routes.

## Facilities

Villa/House • Sustainable Collection • Private Pool • Child-Safe Pool • Heated Pool • Saltwater Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Smart TV • Indoor Games • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Parking Space • Watersports • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (210m2)

### Ground Floor

- Living room with garden access, sofa and Smart TV
- Dining space with table seating 8 guests
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, blender, pasta maker, toaster, kettle and Sage coffee machine
- Bedroom with garden access and double bed
- Bathroom with shower, sink and WC

### First Floor

- 3 x bedrooms with terrace access and double beds
- Bathroom with shower, double sink and WC

## Outside Grounds (2500m2)

- Heated, salt water pool with electric cover (4m x 9m, 1.4m max depth)
- Landscaped garden surrounded by private woodlands
- Al-fresco dining table
- Seating area with pergola
- Poolside sun loungers and parasols
- Gas barbecue
- Hammocks
- Outdoor shower
- Parking

## Facilities

- Wi-Fi
- Underfloor heating
- Fireplace
- Smart TV with Netflix
- Sonos sound system
- Board games
- Washing machine
- Iron and ironing board
- Hairdryers



## Location & Local Information

Enjoying panoramic vistas over medieval villages, green farmland and forests, Villa Annibale is set in a beautiful location. This modern, Umbrian home offers guests peace and serenity within a rural setting while also being close to a wealth of villages and towns.

If you hope to get in touch with nature and spend quality time together as a group, this is the ideal place. Guests can access lengthy walking routes close to the home through the olive groves and wooded areas and hire bicycles to get off the beaten track. You are also a mere 17km from the nearest beach, a pretty lake beach at the idyllic Lake Trasimeno. The lake is an excellent spot for a day out as there are scenic hiking trails, picnic tables and changing facilities here, and there are villages scattered around the lake where you can stop off for dinner. Another place you can visit nearby is the brilliant Antognolla Golf estate which is 15km away. The estate offers tennis courts, bike hire, nature trails, fine dining restaurants and an 18-hole golf course.

Aside from the stunning natural attractions close to the villa, Umbria is dotted with charming villages and towns you can explore for days of shopping and lazy lunches in sunny piazzas. The closest village is just 4km away and is called Poggio. This small hamlet has a restaurant, bar and a pharmacy. You can find many more shops and restaurants in Castel Rigone, 8km away.

Castel Rigone is a historical village founded in 543AD and is the place to go if you want to take in amazing views of Lake Trasimeno. While here, you can visit the lovely Sanctuary of Maria Santissima dei Miracoli, a church known for its artworks and miracles performed there. The village also has a picturesque historic centre with cafes, shops and restaurants.

It would be a shame to visit Umbria without spending a day in Perugia, 27km away. Filled with cultural and historical attractions, the postcard-like city has lots to see. An excellent way to get a feel for the city is to book a walking tour with a local guide, or maybe you would prefer a food tour where you can wander around the city, stopping off in delis, cafés and bars to sample some delicious regional produce. If you prefer to explore on your own, you will have a wonderful time meandering around the maze of medieval streets and piazzas. The heart of the city is the Piazza IV Novembre, where you can stop for coffee and pastry before heading to some key sights, such as Rocca Paolina, a staggering Renaissance fortress and the impressive National Gallery. Perugia is also well-known for chocolate making! The city makes its own distinct kind of chocolate which you can sample at a factory tour, or if you are visiting in October, you can even take part in the annual chocolate festival.

You can easily reach many more amazing villages and towns from the home, including the walled village of Cortona, which is 34km, the town of Umbertide,



16km away and Siena, 100km away.

## Local Amenities

Nearest Airport	<b>San Francesco d'Assisi Airport (45km)</b>
Nearest Airport 2	<b>Florence Peretola Airport (153km)</b>
Nearest Restaurant	<b>Preggio (4km)</b>
Nearest Supermarket	<b>Castel Rigone (6km)</b>
Nearest Bar/Pub	<b>Castel Rigone (6km)</b>
Nearest Golf	<b>Antognolla (15km)</b>
Nearest City	<b>Perugia (27km)</b>
Nearest Beach	<b>Lake beach (17km)</b>

## What we love

- The home has been beautifully designed by the owners, who have also made sure the villa is environmentally friendly, utilising renewable energy, recycled rainwater and sustainable construction methods
- Villa Annibale is the perfect place for a family holiday or a trip with a group of friends, as the house can sleep eight comfortably
- You will feel completely relaxed when swimming in the private pool, taking in the panoramic views over rolling hills, oak forests and farmland

## What you should know...

- As the home sits in private woodlands and rolling countryside, we recommend that guests bring a car.

# Terms & Conditions

- Security deposit: €500 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- End of stay cleaning included?: No. €175, payable locally. This is for a standard changeover clean. 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.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Pool heating charge?: Included. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Italian Visitors Tax is included.
- 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.