

# Villa Desiderio

Region: Umbria Sleeps: 6 - 12

## Overview

Villa Desiderio is a charming historic building which has had a number of identities over the years including a school and a manor house. Having recently under-gone a full renovation, the home is now a delightful holiday letting which is divided in to three, suite-style apartments which share living spaces and the outdoor grounds. The vast villa can sleep six adults and an additional six children on the in-room sofa beds.

The home is made up of a main building which is set over two floors and a separate outbuilding. On the ground floor there is a spacious living room with sofas and armchairs, which leads in to a communal kitchen and dining area. This floor is home to the first of three suites which has a bedroom with a double-bed, a living room with a double-sofa bed and a bathroom with an inviting bath tub. On the first floor of the house there are two more of these large suites which share another kitchen and living room. The whole building is decorated in muted-tones and has a farmhouse feel to it with the centuries-old beams and original, shuttered windows still intact. The period building has been brought up to date with modern furnishings, well-equipped bathrooms and contemporary kitchens.

Outdoors, just a stone's throw away from the main house, there is another building which is all on one level. This is a fantastic space where everyone can come together to socialise; there is a dining table here, a sitting area with a TV and sofas and another kitchen, so you can cook together with your party. Meals can be enjoyed indoors or at one of the many al-fresco dining tables with views over the rural surroundings.

The garden here is expansive and leafy, with lawned areas, dining tables and a feature swimming pool surrounded by sun loungers. This lovely space is a great place for relaxing in the sun, while the kids run around.

When you want to get out and see some of Umbria's quaint villages and bustling towns, the nearest town, Bevagna is a mere few kilometers away! You could opt to walk over in around 30-minutes, or pop down in the car. While the centre of the town is mainly filled with medieval buildings and cobbled streets, the town originally hails from the Roman era and is steeped in history. With a good selection of shops, cafes and restaurants split between the Centro Storico and the newer part of town, Bevagna is a handy place to have on your doorstep.

The house lies in a rural setting in between the large town of Assisi which is



24km away and the city of Spoleto which is 28km away, these beautiful, historic centres offer plenty of opportunities for day trips.

## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • Walk to Village • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Smart TV • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Historical Sites • Romantic

# Interior & Grounds

## Villa Interior

### Main Building - Ground Floor

- Large living room with sofas, armchairs, decorative fireplace and dining table seating 4
- Kitchen with table, breakfast bar, hob, microwave, kettle and coffee machine
- Suite one with bedroom with double-sized bed, sitting room with double-sized sofa bed and TV, plus a bathroom with bath, shower, sink, bidet and WC
- Guest WC

### First Floor

- Living room with sofas and armchairs
- Kitchen with dining table, hob, microwave, toaster, kettle and coffee machine
- Suite two with bedroom with double-sized bed, sitting room with double-sized sofa bed and TV, plus a bathroom with shower, sink and WC
- Suite three with bedroom with double-sized bed, sitting area with double-sized sofa bed and TV, plus a bathroom with shower, sink and WC

### Outbuilding

- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, blender and coffee machine
- Open plan space with dining table, sofa, armchairs and TV
- Bathroom with shower, sink, bidet and WC

### Outside Grounds

- Private swimming pool (10m x 5m, 1.3m deep) open approximately May-September
- Large, gated garden with lawns and terrace
- Covered al-fresco dining area
- Smaller tables and chairs
- Pool side sun loungers and parasols
- Barbecue
- Parking

### Facilities

- Air conditioning
- Wi-Fi
- Smart TVs with Netflix
- Washing machine
- Dryer
- Iron and ironing board



## Location & Local Information

Looking out over the imposing Mount Subasio and Umbria's green valleys, Villa Desiderio is located in an idyllic setting. On your doorstep, you will have access to scenic walking trails, mountain peaks and some of Umbria's best-loved towns and cities such as Assisi, Spoleto and Spello. Whether your interests are based on outdoor sports or sightseeing, there is something for everyone in this stunning area.

Umbria is a treasure-trove for nature-lovers and those wishing to get out and make the most of the great weather. In easy reach of the home there is the Tiberina Valley for tranquil walks, Mount Subasio for lengthy hikes and climbs and the rugged countryside around Spello where you can wander around the ancient olive groves. Water sports enthusiasts are also catered for here as you can drive out to Lake Trasimeno for a day of fun on the water with your loved ones.

If you like spending your holiday in rural surroundings but do not wish to feel cut off, Villa Desiderio is a fantastic choice as the nearest town is only 2km away. You can reach the town by car or by taking a leisurely walk. The town is an ancient Roman settlement with a medieval historic centre, filled with maze-like cobbled streets and pretty town squares. While in town there are a number of sights to see, including the 13th century Consuls Palace and the tiny San Silvestro Church which both line the atmospheric Piazza Silvestri. You can also see the Roman Baths, an antique theatre and take in an exhibition at one of the museums and galleries. As well as the historic buildings and attractions, the town offers a splendid array of eateries and shops. The town is divided into a more modern area and the Centro Storico. You can easily pass a few hours here and you are likely to visit a few times to do your grocery shopping or pop out for your morning coffee.

In addition to the local town, Umbria offers an abundance of incredible villages, towns and cities for you to discover. One which should make your itinerary is Spello which is 12km away. Spello is classed as one of the most beautiful towns in Italy, and as you meander through the flower-filled streets, you will understand why. The town's streets are picturesque and offer rustic inns and chic cafes serving up regional delicacies such as green lentils, cheeses and truffles as well as a selection of artisan shops. If you are visiting in June, you may be here in time for the yearly Infiorata which is an event in which art works made from flower petals fill the streets. Tourists can join in with creating some of the guest pieces and the event is magical to behold.

If you would like to visit a larger town or city, you could either drive to Assisi which is 24km away or Spoleto which is 28km away, both have their own charms and qualities and are worth a visit!



## Local Amenities

Nearest Airport	<b>Perugia Airport (28 km)</b>
Nearest Train Station	<b>Fogolino Train Station (11 km)</b>
Nearest Village	<b>Bevagna</b>
Nearest Bar/Pub	<b>(&gt;2 km)</b>
Nearest Supermarket	<b>(&gt;2 km)</b>
Sightseeing	<b>Mount Subasio (27 km)</b>
Nearest Golf	<b>Valle di Assisi Spa &amp; Golf (16 km)</b>
Nearest Town	<b>Assisi (24 km)</b>

## What we love

- Villa Desiderio lies on the outskirts of the Roman town of Bevagna and offers panoramic views of the surrounding landscape.
- The home is fantastic for three couples or small families travelling together, as it is divided in to three, suite-style apartments with their own living spaces.
- Outside, there is a additional open-plan living space, al-fresco dining areas and an inviting infinity pool.
- Just 2km away from the villa, you can visit the town of Bevagna which boasts a great selection of amenities and attractions.

## What you should know...

- The home can accommodate six adults, in addition to this, up to two children can sleep in each of the suites on the sofa beds.
- Villa Desiderio is divided in to three suite-style apartments with their own living spaces. The suites also share communal living rooms and kitchens.
- Just a few paces from the main building, there is another vast living and dining space which is shared by all of the apartments.
- Though there is a village within walking distance, we recommend that you bring a car in order to visit larger towns and supermarkets.

# Terms & Conditions

- Security deposit: €1900 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: After 2.00 p.m.
- Departure time: Before 11.00 a.m.
- Energy costs included?: Extra cost, payable locally.
- Linen & towels included?: Yes.
- Heating costs included?: Yes.
- End of stay cleaning included?: No. €190, 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.
- Tax: Italian Visitors Tax is included.
- Changeover day: Flexible.
- Minimum stay: 5 nights, all other durations on request.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed.
- 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.
- Internet access?: Wi-Fi internet access 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.