

Villa Campanino

Region: Umbria Sleeps: 12

Overview

Villa Campanino sits on a hillside looking out over Umbria's undulating countryside and the Mount Subasio Regional Park. The home is set within a historic estate which produces wine, craft beers, free-range meats and olive oils. The estate covers 120 hectares of private land, offering complete peace and privacy to guests staying here.

This vast estate hails from the 14th century and is home to a restaurant, a former monastery which is now a luxury spa, wine cellars and endless grounds filled with olive groves and vineyards. The land here is farmed organically and using biodynamic wine production techniques. On the estate, you can book a spa day, dine out, enjoy lengthy walks and sample the delicious wines, beers and fresh produce. Guests staying at Villa Campanino can also book a wealth of activities through the concierge team, including horseback rides and quad bike tours, there is plenty to do here without having to travel very far.

The home here has never before been leased for holiday lettings. The centuries-old farm building has been carefully and tastefully renovated in order to provide luxurious accommodation for those planning a holiday to the Umbrian countryside. Set over two floors, the villa is spacious and elegant with modern design combined with antique furnishings. Every bit of space has been well-planned out so that little nooks contain bookshelves brimming with books, gym equipment or office spaces. As the home is suitable for adults only, the high-end décor and quality furniture create a warm and welcoming haven, where you and your friends can enjoy a relaxing break.

The ground floor is well-equipped and has a number of living spaces. There is an open-plan living room with comfortable sofas and an office area. In addition, there is a cosy TV lounge where you can chill out and watch a film, or maybe you would prefer to unwind in the sun room and read a book overlooking the garden. The kitchen here is modern and is a lovely sociable room to prepare meals and drinks for your party, you can also hire a private chef for special meals or if you just fancy a break from cooking while on holiday.

Villa Campanino has six bedrooms; each of the rooms is decorated with a different colour palette. The colours used are subtle in order to highlight the beautiful original features such as the exposed beams and stone work. Two of the bedrooms are located on the ground floor, while the remaining four are on the first floor. Each of the rooms is a calming, stunning space to get a great



night's sleep and offers an en-suite bathroom.

Outside, the garden is a real highlight of the property. The 5000m² garden is filled with lawns, towering trees and al-fresco sitting and dining areas. The garden blends seamlessly in to the surrounding land which makes up the private estate, the grounds and the mountains beyond can be seen from the large swimming pool. If you would like to go out for a long walk or a scenic picnic, you can do so in the 120 hectares around the villa.

Umbria is known as Italy's "green heart" and is a fantastic place to visit for those who enjoy spending time in nature. On your doorstep, you have access to walking routes, woodlands and mountainous hiking areas. Also nearby there are pretty, historic villages as well as larger towns such as Assisi which is 10km away.

When you wish to do some shopping or learn more about Umbria's rich history, Assisi is a great place to visit for the day. You could also visit Spello which is one of Italy's most beautiful towns and is 22km way. The bustling city of Perugia is also accessible as it is a 37km drive away from the house.

Facilities

Villa/House • Instagrammable • Private Pool • Wi-Fi/Internet • Air-Con • Hot Tub • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Gym/Fitness Room • Working Fireplace/Woodburner • Not for little ones • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

Interior & Grounds

Villa Interior (500m2)

Ground Floor

- Entrance hall with staircase, bookshelves and piano
- Living room with sofas and armchairs, plus office space
- Sitting room with sofas, fireplace and TV
- Kitchen with island, oven, hob, fridge freezer, dishwasher, microwave, toaster, blender, kettle and coffee maker
- Dining room with table seating 10
- Sun room with doors on to garden, sofas and armchairs
- Gym with fitness equipment
- Bedroom with sitting area, fireplace, double-sized bed and bathroom with shower, sink, bidet and WC
- Bedroom with double-sized bed and en-suite bathroom with shower, sink, bidet and WC
- Guest WC

First Floor

- 4 x bedroom with double-sized bed and en-suite bathroom with shower, sink, bidet and WC

Outside Grounds (5000m2)

- Vast garden with lawns, trees and panoramic views
- Private swimming pool (25 x 4.5m, 1.2-2m deep) open approximately June to September
- Hot tub
- Outside dining area
- Pool side sun loungers
- Barbecue (on request)
- Parking

Facilities

- Air conditioning (in the dining room, living room and all bedrooms)
- Wi-Fi
- Iron and ironing board
- Fitness room with equipment



Location & Local Information

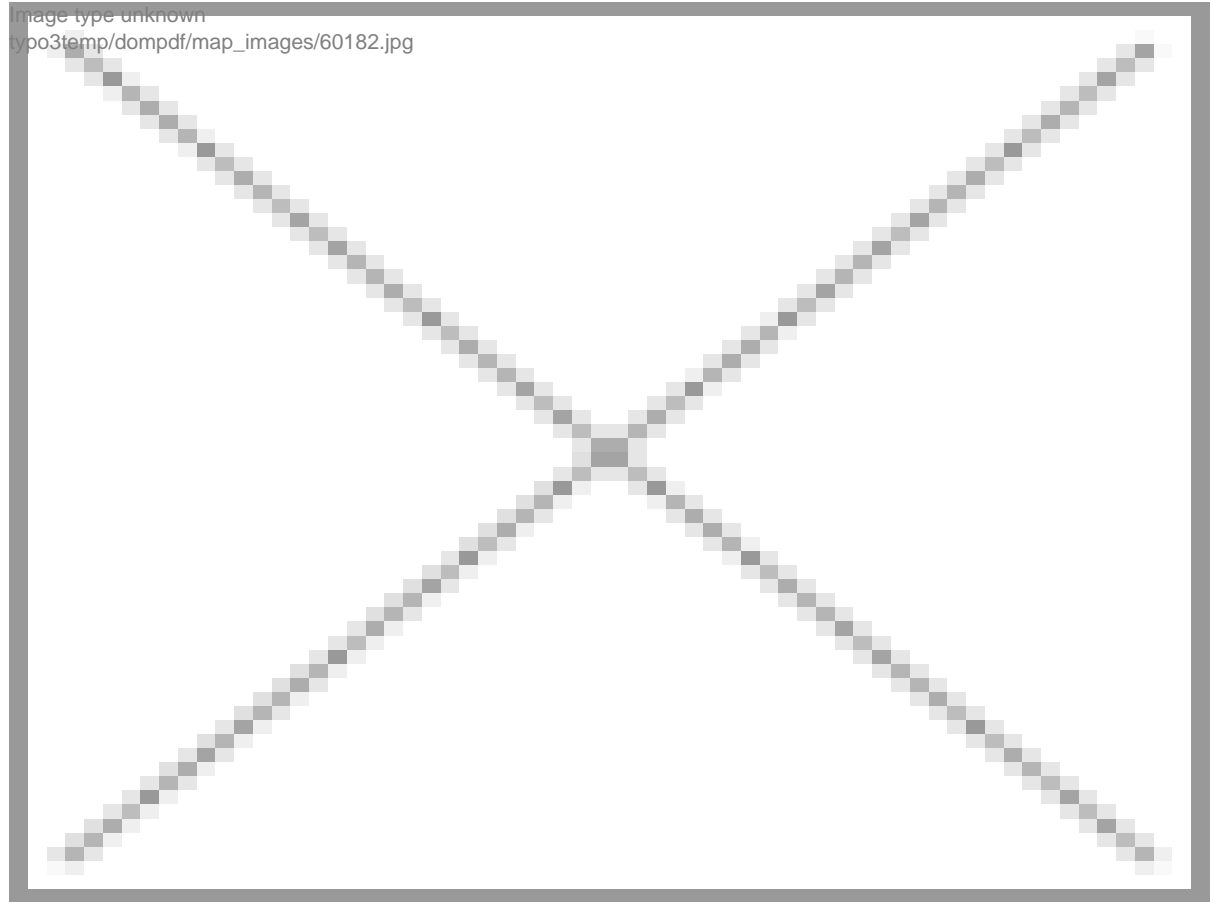
Wrapped in the lush grounds, olive groves and vineyards of a private family-owned estate which spans more than 100 hectares, Villa Campanino is a rural idyll where guests can enjoy peaceful days in the garden and trips out to nearby towns and attractions.

Due to the countryside location, you are perfectly placed for enjoying walks out in the local forests and long country lanes. You could also explore the landscape on horseback, hire bikes, take a hot air balloon trip or book a fun-filled quad bike adventure. If you are a climber, you have the peaks of the Mount Subasio Regional Park nearby and if that sounds too taxing, you could simply visit a vineyard for a wine tasting!

As well as the countryside attractions, Villa Campanino has a number of smaller villages, towns and cities within easy reach. The closest is Assisi which is 11km away. You may recognise the name Assisi because of Saint Francis of Assisi who was born here in the town. The postcard-worthy town is a UNESCO World Heritage Site and is packed with historic sites for you to see. The best place to start is The Basilica which was built in honour of Saint Francis, this is an ornate building with paintings and frescoes by Renaissance artists such as Giotto di Bondone. A walking tour is a wonderful way to get your bearings and learn more about this fantastic town, a tour would take you around the winding streets, to ancient churches and even Roman sites. If you would like to try something different, you could take part in an Umbrian cooking class and learn how to make some regional dishes. A lovely time to visit Assisi is at sun set as the buildings look stunning in the evening light.

Another town you could visit is Spello, a town which is 22km away from the villa and is regarded as one of Italy's most beautiful towns. Visitors will be enchanted by the charming town squares and rustic streets which are filled with blooming floral displays. If you are here in June, there is an event called the Infiorata; this is a festival in which art works made up of thousands of flower petals fill the streets. Tourists are also able to help out with making some of these pieces of art. Spello is also a great place to visit for dinner as you can eat in one of the traditional trattorias here which serve local dishes such as truffle, green lentils and wild boar.

If you would like to explore one of Umbria's cities, Perugia is just 39km away. This is a wonderful place to spend the day soaking in art, history and culture as there are so many museums and galleries here. Perugia is especially known for chocolate making and you can take a tour of the local factory whilst in the city.



Local Amenities

Nearest Airport	Umbria Airport San Francesco D'Assisi (26 km)
Nearest Airport 2	Ancona Airport (100 km)
Nearest Train Station	Assisi Train Station (17 km)
Nearest Village	Assisi (11 km)
Nearest Town	Perugia (39 km)
Nearest Golf	Perugia Golf Club (45 km)
Nearest Beach	Civitanova Marche (131 km)
Nearest Restaurant	(>3 km)

What we love

- Villa Campanino is set within Umbria's Mount Subasio Regional Park within a country estate which spans over 120 hectares.
- The centuries-old olive groves of the estate are farmed using biodynamic techniques, you can take part in cellar tours and tastings while staying here.
- The villa can sleep twelve guests in six double bedrooms, all of which have an en-suite bathroom, so you can enjoy some peace and privacy.
- Outdoors, you can dine al-fresco and take in the views of the surrounding woodlands and vineyards while taking a dip in the private swimming pool.
- This setting is perfect for long country walks and visiting the town of Assisi which is just 10km away.

What you should know...

- Villa Campanino is not suitable for children, but there is space here for up to twelve adults.
- In one of the bedrooms, the bed is a "French sized" bed which is smaller than a normal double.
- Though the villa is just 10km outside of the lively town of Assisi, a car is required due to rural setting.
- Guests can book a number of extras such as laundry service, a driver, a private chef, grocery shopping, quad bike tours and horseback riding.

Terms & Conditions

- Security deposit: €5000 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: 5.00 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.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Heating costs included?: Yes.
- Pool towels included?: Yes.
- Tax: Italian Visitors Tax is included.
- Minimum stay: 6 nights. All other durations on request.
- Changeover day: Sunday from beginning of May to end-September. Flexible during the rest of the year.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not allowed.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Pool opening dates?: The pool is open approximately June 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.