

# Villa Spinarola

Region: Umbria Sleeps: 14

## Overview

Perched high in the undulating hills of the Umbrian countryside, Villa Spinarola stands as a charming retreat for up to 14 guests, promising an enchanting escape that seamlessly blends comfort and Italian elegance.

Stepping into the villa, guests are greeted by a warm and expansive living area made comfy by plush sofas and luminous by wooden-beamed vaulted ceilings and floods of natural light from large windows and French doors. The blend of exposed stone walls, original wooden fittings, where modern amenities combine with antiques to set a unique tone for this charming Italian villa.

Adjacent to the main living room Villa Spinarola boasts another secluded lounge area with a dining room with elegant wooden dining table, vaulted stone ceilings and easy terrace access. From here it is only a short distance from the fully equipped kitchen with its full range of modern appliances and ample counter space (including a kitchen island). The kitchen also opens onto a dreamy covered loggia, with outdoor dining area and a gas barbeque perfect for your outdoor dinner parties. Whether you're tossing together a Mediterranean Salad or preparing a holiday feast for family and friends, this villa is a breeze for culinary enthusiasts of all kinds.

Villa Spinarola boasts seven thoughtfully designed bedrooms, all of which exude their own unique character, and two of which can be found in the separate guest house. In the main house, there is a lovely easy-access queen bedroom on the ground floor, with an ensuite bathroom with a shower - perfect for anyone who doesn't want to navigate the stairs.

Upstairs are four additional ensuite bedrooms. The master bedroom has a king sized bed and an ensuite bathroom with a claw-foot bath. There is an additional queen sized bedroom with an ensuite shower, and two twin rooms, one with a bath - perfect for the kids!

On this upper level can also be found a second living area with comfy sofas and a warming stone fireplace which was originally the kitchen hearth. The freestanding guest house is located only a few metres from the main sandstone villa, and was once the property's barn, but has since been lovingly renovated. The guest house includes a beautiful living area with a large television, fully equipped kitchen, and two sumptuous bedrooms, including one with queen-sized bed and ensuite bathroom with a shower, and a second with two twin beds (convertible to queen if required) and an ensuite bathroom with



shower. The guest house also opens out onto a beautiful terrace, with its own spectacular views.

Stepping outside, Villa Spinarola invites guests to enjoy the spectacular view and its gorgeous architectural gardens adorned with vibrant flowers and ancient olive trees, the idyllic setting for al fresco dining. The garden boasts a range of al fresco dining and sitting areas, not to mention the pergola – otherwise known as the ‘Aperitivo Lounge’.

The stunning swimming pool, surrounded by comfortable loungers, offers a refreshing retreat on warm Umbrian afternoons. And everything is encompassed by the villa’s stunning panoramic views of the surrounding countryside. Whether you’re exploring the Umbrian countryside’s medieval towns and wineries, or simply revelling in the tranquillity of the villa, this is an Italian escape to be cherished.

## Facilities

Villa/House • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites





# Interior & Grounds

## Villa Interiors (400sqm)

### *Main House*

- Expansive living and dining area, with table and deck chairs to enjoy the stunning outdoor views
- Bedroom with queen-sized bed, and ensuite bathroom with soaking tub and walk-in shower
- Bedroom with queen-sized bed, and ensuite bathroom with walk-in shower
- Bedroom with two twin beds (convertible to a queen), and ensuite bathroom with walk-in shower
- Bedroom with two twin beds (convertible to a queen) and ensuite bathroom with bathtub and shower in the bath
- Downstairs bedroom with queen-sized bed, and ensuite bathroom with walk-in shower
- Sitting room with open fireplace

### *Guest House*

- Living area with smart TV
- Fully equipped kitchen
- Bedroom with queen-sized bed, and ensuite bathroom with walk-in shower
- Bedroom with two twin beds (convertible to a queen), and ensuite bathroom with walk-in shower

## Outside Grounds

- Terrace
- Sun loungers
- Alfresco dining area including marble-topped dining table
- Smaller al fresco dining setting
- Pergola (The Aperitivo Lounge), with comfortable outdoor lounge
- Garden
- Private parking
- Swimming pool (11x5m depth: 80cm to 1.8m) open approximately from May to September
- Olive grove

## Facilities

- Wi-Fi
- Barbeque
- TV
- Iron and ironing board
- Washing machine and dryer



# Location & Local Information

The city of Umbertide is the closest port of call when it comes to all your necessities thanks to its selection of supermarkets, butchers, pasta shops, chemists, etc). The town also boasts a lovely walk along the River Tiber.

The walled, hilltop village of Montone at a short drive away boasts a handful of excellent restaurants, a welcoming bar, pizzeria, and a fantastic bakery. The town also loves a good festival and hosts jazz, beer, and outdoor film festivals across the summer months.

Perugia is Umbria's capital and certainly worth a visit, especially as it's known as the City of Chocolate. Other than stuffing your face with chocolate the city has a great youthful vibe driven by its universities. The city also boasts a litany of historical sights including the so-called Underground City that remains from medieval times. It's also a great place to escape the summer heat.

Arezzo is steeped in history, so much so that it was one of the major Etruscan Lucumonies before it became a strategic Roman centre and a key part of the Grand Duchy of the Medici family. If you're visiting on the first Sunday of the month you'll be treated to one of the oldest Antiques Fairs in Italy, which populates the city's main square with over 500 stalls. The Piazza Grande itself is a must see regardless, especially the stunning Palazzo delle Logge designed by Giorgio Vasari. Vasari fans will certainly not want to miss out on a visit to Giorgio Vasari's home, decorated with frescoes and tempera paintings by Vasari himself, this is a time capsule of art history! And if such treasures of art history tickle your fancy, why not also check out the Cathedral of Santi Donato e Pietro which boasts a baptismal font relief sculpted by Donatello.

Another beautiful city you can explore is Città di Castello at approximately an half an hour drive. This eclectic city is made up of medieval, Renaissance and modern homes and shops. Città di Castello boasts markets, restaurants and a vibrant cafe culture inside the original walls. Historic and cultural attractions are bountiful here, with countless museums and art galleries for you to explore, as well as an 11th century bell tower and the home of artist Alberto Burri. There are fantastic Umbrian wineries close at hand, including Lungarotti in Torgiano. One of the prettiest wineries you'll ever see and the perfect place to take a tour and enjoy a tasting.

Lago Trasimeno is Umbria's answer to Lake Como, a sprawling lake with three islands and spotted with medieval towns around its edges. Boat tours can take you out to explore the islands, but there is also ample opportunity for water sports such as wakeboarding or kayaking.

Assisi is one of Umbria's historical gems. Pilgrims the world over flock to Assisi to visit the St Francis Basilica (two cathedrals build on top of each other), which boasts one of the most spectacular interiors you'll see. The town



also includes one of the highest points in the region, providing a great opportunity to get a scenic vantage point (there's even wild horses to spot!).

## Local Amenities

Nearest Airport	<b>Perugia Airport</b> (40 km)
Nearest Airport 2	<b>Florence Airport</b> (156 km)
Nearest Train Station	<b>Umbertide Train Station</b> (5 km)
Nearest Village	<b>Montone</b>
Nearest Town	<b>Umbertide</b> (5 km)
Nearest Restaurant	(>2 km)
Nearest Golf	<b>Antognolla Golf</b> (20 km)
Nearest Tennis	<b>Circolo Tennis Umbertide</b> (6 km)

## What we love

- Breathtaking panoramic views of the undulating Umbrian countryside are truly something else, watch on as mist flows through the valleys or as sunsets glaze the region a ruddy pink
- Villa Spinarola's separation into the main house and guest house provides an extra flexibility and privacy for guests, ensuring everyone is more than catered for in their own space
- The villa's outdoor areas including architectural gardens, swimming pool, and 'Aperitivo Lounge' make sure you'll enjoy the best of indoor-outdoor living

## What you should know...

- Swimming pool is unfenced so be aware of children at play
- A car is recommended to be able to make the most of the wonderful Umbria region
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager

# Terms & Conditions

- Security deposit: €2000 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: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Linen & towels included?: Yes.
- Heating costs included?: Yes.
- Pool 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.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- Changeover day: Saturday from June to beginning of September. Flexible during the rest of the year.
- Minimum stay: 7 nights. All other durations on request.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not allowed.
- Internet access?: Wi-Fi internet access included.
- Other Ts and Cs: 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.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are not allowed.
- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.