



Property 1637597783



**Number of beds:** 10 + 4  
**Bedrooms:** 6

#### Bathrobes and Slippers

Bathrobes available for each guest. Slippers not available.

#### Pets Allowed

Pets of any size are allowed, the only restriction is the total number of animals. The villa has a large private fenced garden in which pets can stay, while owners are kindly asked not to let them climb onto beds and sofas inside the villa.



#### Air Conditioning Throughout

Included in the rental price.



#### Air Conditioning In The Bedrooms

Included in the rental price.



#### Hair Dryer In The Bathrooms



#### Dryer



#### Barbecue



#### Fireplace

#### Crib



#### Stereo system and DVD



#### Fibre Internet



#### Internet in the garden and common areas

### Close to a vineyard or winery

The closest vineyards are the vineyard of the estate, which can be visited by the guests of the villa, and the vineyard and winery of Chiesa del Carmine.

### The Villa is Less Than 15 km From a Golf Course

The villa is located exactly on the hills inside the Antognolla golf course.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

Main house: 3 Double Bedrooms + 1 Twin Room (with Double Bunk Beds). Master Bedroom: double bedroom (bed size: 195x200). Bedroom 2: double bedroom (bed size: 185x195). Bedroom 3: double bedroom (bed size: 195x200). Bedroom 4: twin room with double bunk beds (bed size: 130x185 + 95x190). Guest house: 2 Double Bedrooms. Bedroom 1: double bedroom (bed size: king-size bed, 200x200). Bedroom 2: double bedroom (bed size: king-size bed, 200x200).

### Bath amenities

Shower gel, soap and body lotion provided in each bathroom on arrival.

### Nearby

The closest restaurants are the estate's restaurant, Il Caldaro, (about 15 minutes by car), or the Antognolla Golf restaurant, La Boiola (about 5 minutes by car). The nearest supermarkets, bars and public offices are in the cities of Umbertide and Pierantonio, both approximately 10/15 minutes away by car.



Parking Space

Outdoor parking space inside the property for up to 4/5 cars. Included in the rental price.



Table Tennis



Swimming Pool

Infinity swimming pool. 7,5 x 16,5 m.



Heating

Heating is generally included in the low season period. The villa has a central heating system, both in the main house and in the guest house.



Heated Pool

Pool heating is available based on seasonal openings. In the months of July and August it is available (at standard temperature) on request and included in the rental price, while in the other summer months (approximately from May to September) it is available on request (at standard temperature) at an extra cost.

### High Chair



Concierge Service

Daytime concierge service from 9:00 am to 7:00 pm; available for emergencies out of hours. Included in the rental price.



Housekeeping

Daily maid service, 6 days a week (excluding Sundays and public holidays; maid service includes tidying of bedrooms, bathroom and quick cleaning of the kitchen; if guests stay more than one week, a deeper cleaning is provided once a week).

### Smart TV

### Mattress topper



Satellite TV



Countryside View



Wi-Fi

### Insect Screens

**\* Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.



## NEARBIES

Villa Assiolo is 42 km from Perugia San Francesco d'Assisi Airport, 169 km from Florence Amerigo Vespucci Airport, 224 km from Rome Fiumicino Airport, and 230 km from Pisa Galileo Galilei Airport. La Bruna is 10 km from the villa, Perugia is 20 km, Gubbio is 37 km, Città di Castello is 38 km, Deruta is 44 km, Assisi is 46 km, Spello is 49 km, Foligno is 54 km, Todi is 70 km, and Montefalco is 72 km. Golf lovers can enjoy the Antognolla Golf Course, just 650 m from the villa.

## FEATURES

### Main House:

- 3 Double Bedrooms + 1 Children's Room with 2 Bunk Beds
- 3 En-Suite Bathrooms + Guest Bathroom
- Well-Equipped Kitchen
- Sitting Room with Fireplace
- Living Room with TV
- Dining Room
- Laundry Room
- Oven and Microwave

### Guest House:

- 2 Double Bedrooms
- 2 En-Suite Bathrooms
- Well-Equipped Kitchen
- Living Room with Fireplace
- Infinity Pool
- Furnished Poolside Area
- Outdoor Dining Area
- Outdoor Lounge Area
- Panoramic Terraces
- Landscaped Gardens





# DESCRIPTION

## Property 1637597783 – LA BRUNA - PERUGIA

### 6 Bedrooms

#### Location and Surrounding Area

Immersed in the peaceful Umbrian countryside, this masterfully renovated farmhouse is ideally located to offer complete privacy to its guests while also providing access to explore the region's cultural highlights and most spectacular natural wonders. Set on the hills of the Antognolla Golf Course, Property 1637597783 is the ultimate location for day trips to the most beautiful towns in Umbria and offers a unique opportunity to admire its iconic landscape while soaking up the region's rich historical and cultural heritage.

Perugia, the capital of Umbria, blends medieval charm with modern vibrancy. Its historic centre is filled with cobbled streets, piazzas, and impressive landmarks like the Palazzo dei Priori and Fontana Maggiore. The city's artistic heritage is showcased in works by Perugino and Raphael, found in churches and museums. Perugia also hosts the famous Umbria Jazz Festival, drawing music lovers worldwide. With its lively cafes and buzzing nightlife, Perugia offers a perfect mix of history, culture, and contemporary energy.

Gubbio, nestled on the slopes of Mount Ingino, is a town steeped in history and charm. Its medieval architecture, winding streets, and stunning views create a unique atmosphere. Highlights include the impressive Palazzo dei Consoli and the ancient Roman Theatre. Gubbio is famous for La Festa dei Ceri, an ancient festival that fills the town with energy each year. With its rich cultural heritage and picturesque setting, Gubbio offers a glimpse into Umbria's past while providing a peaceful retreat.

Città di Castello, located in the upper Tiber Valley, is a charming town known for its beautiful historic centre and artistic heritage. The town is home to impressive Renaissance and medieval architecture, with highlights such as the Palazzo dei Priori and the Church of San Francesco. Art lovers will enjoy the Pinacoteca Comunale, showcasing works by local artists. Surrounded by lush countryside, Città di Castello is the perfect destination for those seeking both cultural experiences and natural beauty.

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#### The Property

Set on the hills of the Antognolla Golf Course, Property 1637597783 is an exquisite and renovated farmhouse. Its strategic position offers breathtaking views of the Umbrian countryside and its rolling hills. Surrounded by centuries-old olive trees, the traditional appearance of the villa gives way to modern yet elegant interiors. Providing a unique retreat in the heart of Umbria, this magnificent property can accommodate up to 10 adults and 4 children (6 adults and 4 children in the Main House, and 4 adults in the Guest House).

The road to the villa offers stunning views of the majestic Antognolla Castle, dating back to the 11th century. Surrounded by a beautifully maintained garden, the property features a magnificent infinity pool with far-reaching views and a furnished poolside area. Expansive terraces and a pergola invite guests to enjoy leisurely meals and sunset aperitivos in a peaceful setting. The garden is home to mature olive trees, lavender, flowers, and scented shrubs. An al fresco dining area completes the scene.

#### Main House:

On the ground floor, you will find a sitting room with a fireplace, a well-equipped kitchen, a dining room, and a guest bathroom. On the lower floor, there is a living room with a TV, along with a laundry room. Here, you will also find a double bedroom with an en-suite bathroom with a shower, and a children's room with two bunk beds. The first floor boasts a double bedroom with an en-suite bathroom with a shower, and a master double bedroom with a walk-in closet and an en-suite bathroom with both a tub and a shower.

**Guest House:**

With one floor, the Guest House can accommodate four guests in two double bedrooms, each complete with an en-suite bathroom. The Guest House features a well-equipped kitchen with access to the outside, and a living room with a fireplace and comfortable sofas. As the evening falls, relax in front of the fireplace while enjoying a glass of local wine with your fellow guests. As mentioned, the Guest House boasts two double bedrooms, each with its own en-suite bathroom with a shower and access to the outside.



PHOTOS





















