



## Property 256



Umbria

**Number of beds:** 18 + 2  
**Bedrooms:** 9

### Bathrobes and Slippers

Bathrobes only.

### Pets Allowed

Small pets allowed upon request.



Playground



Hair Dryer In The Bathrooms



Dryer



Barbecue



Fireplace

### Safe

Safe box available in each bedroom on request.

### Crib

### Available For Events

On request, the villa is available for events.



Stereo system and DVD



Fibre Internet



Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

The villa is located in Umbria, on the border with Tuscany. Therefore, there are many wineries in both regions for you to visit.



Dishwasher



Washing Machine

### Mattress sizes and bed dimensions

9 Suites (double bedrooms). Super king-size beds. Mattress height: 25 cm.

### Bath amenities

Complimentary toiletries by L'Erborario. Weekly refill.



Gym



Parking Space

Outdoor parking space inside the property, for up to 6 cars. Outside the property, beyond the gate, there is another outdoor parking area for up to 10 cars. Included in the price.



Swimming Pool

15 x 8 m. Depth: 2.2 m.



Heating

Underfloor heating and heating with radiators not included in the rental price. Available on request at an extra cost.

### High Chair



Concierge Service

Daily concierge service (during office hours). Included in the rental price.



Cook Service

Private Chef for all lunch and dinner (cost of food and beverages not included). Included in the rental price.



Housekeeping

Daily housekeeping (from Monday to Sunday). Included in the rental price.

### Smart TV



Satellite TV



Countryside View



Wi-Fi

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

## NEARBIES

Il Palazzo is 51 km from Perugia Airport, 132 km from Florence Airport, 192 km from Pisa Airport, and 247 km from Rome Fiumicino Airport. The villa is 16 km from Monte Santa Maria, 20 km from Città di Castello, 31 km from Cortona, 41 km from Arezzo, 50 km from Gubbio, 52 km from Perugia, 70 km from Assisi, 72 km from Spello, 97 km from Siena, and 111 km from Florence.

## FEATURES

- 9 Suites (7 In The Palazzo + 2 In The Palazzina)
- Infinity-Edge Swimming Pool
- 3 Living Rooms with Curated Libraries
- Dining Room
- Terraces and Lawns for Al Fresco Dining
- Hillside Lawn with Panoramic Views
- Gardens with Citrus And Olive Trees
- Wine Cellar with Chandeliers
- Fitness Room
- 50-Acre Estate
- Olive Groves, Citrus Trees, Vineyards





# DESCRIPTION

## Property 256 - CITTÀ DI CASTELLO

### 9 Suites

#### Location and Surrounding Area

Nestled in the rolling hills just outside Città di Castello, Property 256 enjoys an enviable position at the crossroads of Umbria and Tuscany. This historic town, rich in Renaissance art and architecture, offers a charming blend of culture, history, and authentic Italian life. From the villa, guests can easily explore the narrow medieval streets, elegant palazzi, and vibrant local markets, while also enjoying breathtaking views of the surrounding Tiber Valley.

Just beyond the estate, Città di Castello reveals its charm as one of Umbria's most captivating towns. Surrounded by Renaissance walls and filled with elegant palazzi, churches and art galleries, the town is home to masterpieces by artists such as Luca Signorelli and Raffaello. Its lively piazzas, bustling markets and refined gastronomy capture the essence of authentic Umbrian life, offering guests an experience that blends history, culture, and tradition.

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For those wishing to travel further afield, the estate lies within easy reach of some of Italy's most remarkable art cities. Perugia, with its Etruscan heritage and elegant Renaissance architecture, and Assisi, birthplace of Saint Francis and home to the world-famous Basilica, are both nearby. Siena, with its medieval streets and the unforgettable Piazza del Campo, can also be reached for a day trip, making Property 256 the ideal base for exploring the very best of Umbria and Tuscany.

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#### The Property

Perched high in the hills of Umbria, just 20 minutes from Città di Castello, Property 256 is a luxurious 18th-century estate that offers an unparalleled experience of refined living in the heart of Italy. With its 9 exquisite suites, this exclusive retreat accommodates up to 18 guests, providing an opulent escape surrounded by the natural beauty of the Umbrian countryside. The villa's fifty-acre estate, featuring olive groves, citrus trees, and vineyards, perfectly embodies the harmony between luxury and nature.

The estate's outdoor spaces are nothing short of breathtaking, offering guests countless opportunities to bask in the beauty of the surrounding landscape. The expansive hillside lawn and terraces provide stunning panoramic views of the Tiber Valley and the rolling hills beyond. Guests can relax by the large infinity-edge pool, where the horizon seems to merge with the distant mountains. The estate's gardens are filled with the scents of citrus and olive trees, adding to the sensory delights of the setting.

Al fresco dining is one of the highlights at Property 256, with the terraces and lawns providing perfect settings for enjoying meals prepared by the property's Chef. The chef sources much of the produce from the villa's own gardens, ensuring fresh, hearty Umbrian-Mediterranean cuisine to be savoured against the backdrop of the ever-changing colours of the landscape. On cooler evenings, the candlelit dining room with its vaulted ceiling offers a romantic and intimate setting.

Step inside Property 256 and you are welcomed into a world of elegance and sophistication. Each of the three floors features its own art-filled living room, adorned with a curated selection of books. From rare garden books to biographies of historical figures, the reading material offers a glimpse into a highly civilised world. The interiors are a testament to craftsmanship, with Florentine artists having spent over two years creating masterful faux finishes, intricate ceiling patterns and unique colour schemes for each room.



The villa's nine suites, comprising seven in the main Palazzo and two in a charming Palazzina below the house, are sanctuaries of comfort and style. High ceilings, exposed beams made from reclaimed wood and large windows that open to the hillside breezes characterise each suite. The rooms are furnished with English-made linens with a silk content, ensuring a truly luxurious sleeping experience. The bathrooms are grand, some featuring old-fashioned claw-foot tubs, and all designed to provide a sense of indulgence.

The estate's wine cellar, illuminated by grand chandeliers, offers an impressive selection of wines, perfect for pairing with meals or enjoying during a quiet evening. The estate also features a fitness room and a resident masseuse, renowned for her exceptional treatments. Whether reading on the south-facing lawn or exploring the nearby villages, guests will discover endless opportunities to unwind and embrace the beauty of the Umbrian and Tuscan countryside.



PHOTOS





























