

Property 10533



Number of beds: 8
Bedrooms: 4

Bathrobes and Slippers
Bathrobe for each guest.

Pets Allowed
Small pets allowed at no extra cost, upon prior notice and request.

Air Conditioning In The Bedrooms
There is no fixed air conditioning system, but portable air conditioners are available in each bedroom and included in the price.There are four in total, one for each bedroom. They are not provided in the common areas, but can be moved from the bedrooms if needed, as they are portable.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Safe
There is only one safe in the whole house.

Crib

Stereo system and DVD

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
Ai Girasoli di Sant'Andrea per pranzo, cena e degustazioni. Chiesa del Carmine per pranzo e degustazioni.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions

4 Double bedrooms:Ground Floor:Terracotta Room: double bedroom (23 sqm; bed 200x200 cm; mattress height 20 cm).First Floor:Blue Sky Room: double bedroom (18 sqm; bed 200x210 cm; mattress height 20 cm).Viola Room: double bedroom (25 sqm; bed 200x210 cm; mattress height 20 cm).Limoncello Room: double bedroom (18 sqm; bed 170x195 cm, can be converted into two single beds; mattress height 20 cm).

Bath amenities

Courtesy toiletries provided on arrival, no refill.

Nearby

Città di Castello is about 15 km away. Upon arrival, we provide full recommendations for the best restaurants.

 Parking Space

Adjacent space to the villa capable of accommodating 2 to 3 cars.

 Swimming Pool

14 x 3,5 m.Depth: 1,50 m.

 Heating

Underfloor heating and heated towel rails in the bathrooms. Included in the price.

High Chair

 Concierge Service

Daily concierge service (Monday to Sunday, from 10:00 am to 6:00 pm; for any emergency, there is always someone available by phone to assist). Included in the price.

 Housekeeping

For one-week stays: cleaning once a week (usually on Wednesdays, to be agreed with guests).For stays longer than one week: cleaning twice a week (once on Wednesday and once on Saturday).Included in the price.

Smart 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

Villa La Morra is 53 km from Perugia-Umbria San Francesco d'Assisi International Airport, 140 km from Florence Amerigo Vespucci International Airport, and 251 km from Leonardo da Vinci International Airport. The villa is 14 km from Città di Castello, 35 km from Cortona, 49 km from Gubbio, 51 km from Arezzo, 54 km from Perugia, 67 km from Assisi, 68 km from Montepulciano, 78 km from Pienza, 87 km from Chianciano Terme, 93 km from Montalcino.

FEATURES

- 4 Double Bedrooms
- 4 En-Suite Bathrooms (Shower and Bathtub)
- Swimming Pool
- Poolside Area with Sun Loungers
- Fully-Equipped Kitchen
- Spacious Living Room with Wood-Beamed Ceiling
- Dining Area
- Open Fire in the Living Room
- Veranda for Outdoor Dining
- Lush Garden
- Air Conditioning (Portable Units in Each Bedroom)





DESCRIPTION

Property 10533

4 Bedrooms

Location and Surrounding Area
Located on the border between Tuscany and Umbria, this magnificent villa offers the perfect base for exploring the region's cultural treasures and stunning natural wonders. Secluded in the rolling hills that straddle Umbria and Tuscany, it lies between the medieval cities of Arezzo and Perugia and within easy reach of Lake Trasimeno. This exclusive four-bedroom villa is an ideal retreat for unforgettable day trips to Umbria's most beautiful towns.

Città di Castello, in the picturesque Upper Tiber Valley, is a delightful town full of charm. Its highlights include the Baroque Cathedral and Palazzo Vitelli alla Cannoniera, which houses an art gallery with works by Raphael. Surrounded by medieval walls and rolling hills, the town's cobbled streets are lined with artisan shops and cosy cafés. With events like the Festival of Nations, it's a perfect spot to experience the authentic beauty of Umbria.

Cortona, perched on a hilltop in Tuscany, offers breathtaking views of the Val di Chiana and Lake Trasimeno. This charming town is a treasure trove of history, with highlights like the beautiful Piazza della Repubblica, the impressive Palazzo Comunale, and the Etruscan Museum, showcasing artefacts from its ancient past. Its narrow streets are filled with artisan shops, quaint cafés, and inviting restaurants.

Arezzo and Perugia, both rich in history and culture, offer a blend of medieval charm and modern vibrancy. Arezzo, with its beautiful Piazza Grande and Basilica of San Francesco, is famous for its art and lively antique market. The town comes alive during its annual jousting festival. Perugia, perched on a hill, features a captivating historic centre with narrow streets, grand piazzas, and impressive arches.

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The Property
Set in the serene countryside of gently rolling hills, Property 10533 provides the perfect retreat for those seeking complete privacy and relaxation in the heart of Umbria. With an impressive sense of space, this splendidly restored Umbrian farmhouse boasts spectacular views of the surrounding landscape. Nestled within a tranquil setting, the villa accommodates up to eight guests, featuring four double bedrooms with en-suite bathrooms spread over two floors.

Surrounded by a lush garden, Property 10533 offers an exclusive swimming pool and a generous poolside area furnished with comfortable sun loungers, inviting guests to sit back and unwind. The outdoor area, with its calm atmosphere, represents an idyllic spot for basking in the sun and enjoying moments of pure relaxation. It also provides a beautiful setting for al fresco meals shared with your fellow guests.

Flooded with natural light, the living room on the ground floor boasts a stunning wood-beamed ceiling and serves as the focal meeting point of the house. The stylishly comfortable sofas are perfect for long, cosy evenings of conversation by the open fire, while the long dining table easily seats up to eight people. A luxurious, fully equipped kitchen offers all the amenities you might need during your stay, while the spacious veranda outside is ideal for romantic al fresco dining.

Property 10533 is a traditional Umbrian farmhouse with four generous double bedrooms, each featuring an en-suite bathroom with both a shower and a bathtub. The bedrooms, with their wooden-beamed ceilings, have been tastefully decorated. One bedroom is located on the ground floor, while the remaining three are on the first floor. Please note that the air conditioning system is not fixed, but each bedroom is equipped with a portable air conditioner.

PHOTOS










































































