

Property 10642



Number of beds: 16
Bedrooms: 8

Bathrobes and Slippers
Available for all guests.

Pets Allowed
Pets of all sizes are welcome; we kindly ask that they are not allowed on beds or sofas.

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the 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
Within the estate lies a charming vineyard where wine tastings are organised. Guided tours of local wineries are also available.

The Villa is Less Than 15 km From a Golf Course

The villa is located about 1.5 km from Antognolla Golf.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions
Main Villa:2 double bedrooms (beds 190x200 cm).2 double bedrooms (beds 190x185 cm).2 twin bedrooms (beds 190x85 cm).Olivo Apartment:2 double bedrooms (beds 190x200 cm).

Bath amenities
Soap, shower gel, shampoo and body lotion.

Nearby
The nearest restaurant is Il Caldaro, located within the estate, about a 15-minute drive away. There are also several other restaurants in the surrounding area at a similar distance. The closest supermarkets, cafés and public offices are in the towns of Umbertide and Pierantonio, both approximately 10–15 minutes away by car.

 Parking Space
On-site parking within the property, with capacity for approximately 7–8 cars.

 Swimming Pool
7 x 15 m.Depth: 1.50 m.With a Jacuzzi accommodating up to 8 people. Both the pool and the Jacuzzi can be heated (simultaneously, not separately).

 Heating
Heating with radiators and fan coils. Included in the price.

 Heated Pool
Pool heating is not included in the price and is charged based on consumption; it is available upon request. The service is not available from November to April and is subject to weather conditions.

High Chair

 Concierge Service
Daily concierge service from 9:00 am to 7:00 pm, available for emergencies outside these hours. Included in the price.

 Housekeeping
Daily cleaning service between 10:00 a.m. and 1:00 p.m., 6 days a week (excluding Sundays and public holidays). The service includes tidying of bedrooms and bathrooms, as well as a quick clean of the kitchen. For stays longer than one week, a more thorough cleaning is provided once a week. Included in the price.

Smart TV

 Satellite TV

 Outdoor Hot Tub
Swimming pool with Jacuzzi accommodating up to 8 people. Both the pool and the Jacuzzi can be heated (simultaneously, not separately).Pool heating is included at standard temperature upon request only during high season; in other seasons, it is not included and is charged based on consumption. Pool heating is not available during mid season.The villa also features a Jacuzzi in the pool cottage, always heated and included in the price.

 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 Airone 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 Villa:

- 6 Bedrooms (4 Double Bedrooms + 2 Twin Rooms)
- 4 Bathrooms (3 Private + 1 Shared) + 1 Guest Bathroom
- Fully Equipped Kitchen
- Main Living Room with Two Comfortable Sofas
- Additional Sitting Room with Fireplace
- Open-Plan Dining Room
- Laundry Room

Olivo Apartment:

- 2 Double Bedrooms
- 2 En-Suite Bathrooms
- Kitchen with Dining Area
- Cosy Living Room

- C-Shaped Infinity Pool (Approx. 130 Sqm)
- Jacuzzi Corner with Waterfall Effect
- Pergola with Sun Beds
- Panoramic Terraces
- Outdoor Dining Areas
- Open Pool Cottage with Hot Tub and Lounge Area
- Lush Garden
- TVs with Sky Satellite Channels
- Amazon Fire TV Stick
- Bluetooth Sound System
- DVD Players





DESCRIPTION

Property 10642 – LA BRUNA - PERUGIA

8 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 estate, Property 10642 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
Nestled in the lush greenery of the Umbrian hills, Property 10642 is a charming countryside retreat that blends rustic elegance with modern comfort. Designed for both relaxation and conviviality, this villa is the perfect setting for groups in search of nature, comfort, and timeless charm. With sweeping views across the rolling landscape, Property 10642 offers a serene escape for up to 18 guests in a total of eight bedrooms (six double bedrooms and two twin rooms) split between the main villa and the adjacent apartment.

The villa boasts a unique C-shaped infinity pool (approx. 130 sqm), overlooking the surrounding hills, the nearby golf course and the Antognolla Castle. Just above the pool, a Jacuzzi corner creates a stunning waterfall effect as the water cascades into the pool below. A pergola with sun beds provides a shaded spot for lounging. Al fresco living is equally well catered for, with panoramic terraces and outdoor dining areas. An open pool cottage offers a relaxing retreat, complete with a hot tub (2 x 2 m) and a lounge area.

Main Villa:
Inside, the Main Villa retains the warmth of a traditional Italian farmhouse, with exposed wooden beams and a palette of neutral tones. On the ground floor, the main living room is centred around two

comfortable sofas. An open-plan layout connects the living area to a spacious dining room with a long wooden table, and leads to a fully equipped kitchen complete with dishwasher, fridge, oven, and microwave. This floor also features an additional sitting room with fireplace, a guest bathroom, and a laundry room.

On the first floor, the Main Villa hosts six bedrooms: four double bedrooms and two twin rooms. One of the twin rooms is accessed via an external staircase. It shares a bathroom located along the corridor with the adjacent master bedroom. The second twin room also shares facilities, with access to a bathroom located in one of the nearby shared anterooms. Altogether, there are four bathrooms on this floor, three of which are private but located just outside the respective bedrooms in the adjoining hallway.

Olivo Apartment:
Adjacent to the main villa, the Olivo Apartment also offers its own kitchen with dining area, ideal for added privacy. The ground floor also features a cosy living room, and two double bedrooms, each with a king-size bed and an en-suite bathroom with a shower. One of these two bedrooms also benefits from independent access directly from the garden. Guests can enjoy a wide range of modern amenities, including TVs with satellite channels, Amazon Fire TV Stick, Bluetooth sound system, and DVD players.

PHOTOS






















































