

Property 1708344403



Number of beds: 16
Bedrooms: 8

Bathrobes and Slippers
Bathrobe available for each guest.

Accessibility for people with reduced mobility

Pets Allowed
Pets allowed at no extra cost.

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Crib

Available For Events
Upon request, the property is available for meetings, dinners, wine tastings, masterclasses, retreats, and pool parties.

Fibre Internet

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery
The villa is located approximately 5 km from Avignonesi Winery Fattoria Le Capezzine in Montepulciano.

The maximum distance from the city centre is 1.5 km

The villa is just 850 m from Petrignano del Lago.

 Dishwasher

 Washing Machine

Mattress sizes and bed dimensions

Main villa: 6 bedrooms (5 double bedrooms + 1 twin room).On the ground floor, there is: one room with a king-size bed (160x200); one room with a bed (180x200) or two single beds. On the upper floor, there are: an emperor-size bed (200x200), a bed (200x200) or two single beds, a four-poster bed (180x200), and a room with two single beds (100x200) that can be joined to create a double bed.Annex 1: 2 double bedrooms.There is: a four-poster bed (180x200) and a bed (180x200) that can be divided into two single beds.

Bath amenities

Initial supply of soap, shampoo, shower gel, and intimate cleanser.

 Parking Space

Outdoor parking behind the property for approximately 8 cars.

 Swimming Pool

12 x 5 m.Depth: up to 1.70 m.

High Chair

 Housekeeping

Mid-week housekeeping. Included in the price.

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 Petrignano is 57 km from Perugia San Francesco d'Assisi Airport, 134 km from Florence Peretola Airport, 194 km from Pisa International Airport, 205 km from Rome Fiumicino Airport, and 215 km from Bologna Guglielmo Marconi Airport. Villa Petrignano is just 850 m from Petrignano del Lago, 11 km from Castiglione del Lago, 18 km from Montepulciano, 18 km from Cortona, 19 km from Chiusi, 32 km from Pienza, 32 km from Città della Pieve, 49 km from Perugia, 59 km from Arezzo, and 73 km from Siena.

FEATURES

Main Villa:

- 6 Bedrooms (5 Double Bedrooms + 1 Twin Room)
- 3 En-Suite Bathrooms + 2 External Bathrooms
- Fully-Equipped Kitchen
- Living Area with Fireplace
- Dining Area with Vinyl Player
- Welcoming Lobby
- Balcony with Vineyard Views

Annex 1:

- 2 Double Bedrooms
- 1 External Bathroom
- Well-Equipped Kitchen
- Living and Dining Area
- Mezzanine with Projector and Futon
- Popcorn Machine

- Swimming Pool (12 x 5)
- Paved Poolside Area
- Loggias for Outdoor Dining
- Outdoor Lounge Area with Firepit
- Pizza Oven and Barbecue
- Vegetable Garden
- Outdoor Parking
- 2 Automatic Gates
- Air Conditioning
- Dishwasher
- Fridge, Freezer, 2 Wine Fridges
- Microwave
- Ice Machine and Coffee Machine
- Kettle, Blender, Toaster
- Washing Machine and Dryer
- Iron and Ironing Board
- Satellite TV





DESCRIPTION

Property 1708344403 - CASTIGLIONE DEL LAGO

8 Bedrooms

Location and Surrounding Area
Nestled in the charming area of Petrignano del Lago, a tranquil hamlet in the municipality of Castiglione del Lago, just a stone's throw from the beautiful border with Montepulciano in Tuscany. This prime location offers the best of both worlds, combining the peaceful, rustic beauty of Umbria with the cultural richness of Tuscany. The villa's position provides stunning views of the surrounding hills, olive groves, and vineyards, creating a perfect haven for relaxation and exploration.

Close to renowned historical towns and just a short drive from the shores of Lake Trasimeno, it is ideally placed for guests to enjoy the serene landscape while being within easy reach of charming towns and villages brimming with culture and history. Petrignano del Lago is a charming hamlet offering peaceful surroundings and lovely countryside views. Just a short drive away, Castiglione del Lago is a historic town on the shores of Lake Trasimeno, known for its medieval castle and scenic streets.

Montepulciano, perched on a scenic hill in southern Tuscany, is a charming town known for its stunning views, rich history, and excellent wines. Its historic centre features elegant palaces, picturesque piazzas, and beautiful churches. At the heart of the town lies Piazza Grande, surrounded by the impressive Palazzo Comunale and the Duomo with its striking unfinished façade. Visitors can stroll along quaint streets, browse artisan shops, and enjoy a glass of the renowned Vino Nobile di Montepulciano.

Cortona and Chiusi, two charming towns between Umbria and Tuscany, offer a fascinating glimpse into the past. Cortona, perched on a hillside with beautiful views of the Val di Chiana and Lake Trasimeno, is known for its medieval streets, Etruscan walls, and the MAEC Museum. Nearby, Chiusi boasts a remarkable Etruscan history, with the National Archaeological Museum and the Labirinto di Porsenna offering insights into this ancient civilisation. Both towns combine history, culture, and scenic landscapes.

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The Property
Nestled in the tranquil countryside of Petrignano del Lago, just a stone's throw away from the border of Montepulciano, Property 1708344403 offers a peaceful retreat in Umbria. With its blend of traditional architecture and modern comforts, this villa promises an unforgettable stay. Complete with a pool with charming views of the surrounding countryside, Property 1708344403 can accommodate up to 16 guests across 8 bedrooms, divided between the main villa (six rooms) and annex 1 (two rooms).

Surrounded by well-maintained grounds, this exclusive villa offers a peaceful setting for relaxation. Two loggias provide great spaces for al fresco dining and unwinding. The swimming pool (12 x 5 m) has a paved poolside area overlooking the countryside, with sun loungers and deck chairs. Guests can also enjoy a lounge area with a firepit, a pizza oven, and a barbecue. A vegetable garden adds charm. Secured by two automatic gates, the property offers outdoor parking.

Main Villa:
The ground floor of the main villa features a spacious living area with a comfortable sofa, fireplace, and TV, perfect for unwinding. A large archway connects it to the dining area, which includes a vinyl player for a relaxed atmosphere. The fully-equipped kitchen and a welcoming lobby complete the ground floor

layout. This floor also boasts two bedrooms: a double bedroom with an en-suite bathroom with a shower and a double (or twin) bedroom with a bathroom with a shower, located just outside the room.

The upper floor has four bedrooms. The master bedroom includes a double bed and an en-suite bathroom with a double shower and whirlpool bath. The second bedroom has a double/twin bed and a bathtub in the room. The third bedroom features a canopy bed with an en-suite bathroom (shower). The fourth bedroom is a twin room with joinable beds. A bathroom outside the bedrooms has a bathtub and shower. A balcony next to a bedroom overlooks the vineyards. The villa has air conditioning in all bedrooms and living areas.

Annex 1:
Annex 1 features two double bedrooms: one with a canopy bed and another with a double bed that can be separated into two singles. The bedrooms are complemented by an external bathroom with a shower, conveniently located next to the rooms. A mezzanine with a projector adds a touch of character, featuring a futon bed on the floor, which can be used as a spot to relax. The annex also includes a living and dining area and a kitchen. Annex 1 features three air conditioning units, one in the living area and one in each bedroom.

PHOTOS



























































