

Property 1708344425



Number of beds: 12 + 4
Bedrooms: 6

Bathrobes and Slippers
A bathrobe is provided for each guest. Slippers are not available.

Accessibility for people with reduced mobility

Accessibility for people with disabilities

Pets Allowed
Pets are allowed at no extra cost, with no restrictions.

Air Conditioning Throughout
Available in all rooms. Included in the price.

Air Conditioning In The Bedrooms
Available in both the bedrooms and the living areas of the suites. Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Fireplace

Crib

Available For Events
Upon request, the villa is available for weddings and events in the outdoor areas (garden).

Stereo system and DVD

Minibar and tea or coffee making facilities
Coffee machine in every room. Minibar not available.

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 surrounded by its own private vineyard. The estate's winery is located approximately 10 km away.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
Main villa: 2 double bedrooms + 2 studios with double bedrooms.Guest house: 2 suites with double bedrooms.The bedrooms in the main villa are approximately 25 sqm, while those in the guest house are around 20 sqm. The double beds are king-size and can be converted into twin beds. Each of the two bedrooms in the guest house features a 180 cm double sofa bed, suitable for two additional guests (for a total of 4 extra guests).

Bath amenities
Refills available on request at no additional cost.

Nearby
The villa is located 6 km from San Venanzo.

Parking Space
Outdoor parking for up to 10 cars, garage for up to 4 cars. Included in the price.

Swimming Pool
20 x 10 m.Depth: 1,50 m.

Heating
Included in the price.

Heated Pool
Pool heating is available on request at an additional weekly cost.

High Chair

Housekeeping
Daily housekeeping (approx. 3 hours per day). Included in the price.

Smart TV

Mattress topper

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 Tevere is 40 km from Perugia San Francesco d'Assisi Airport, 149 km from Ancona Falconara Airport, 164 km from Rome Ciampino Airport, and 178 km from Rome Fiumicino Leonardo da Vinci Airport. The villa is 6 km from San Venanzo, 39 km from Perugia, 39 km from Montefalco, 44 km from Orvieto, 55 km from Assisi, 61 km from Terni, 63 km from Spoleto, 88 km from Gubbio, 89 km from Città di Castello, 97 km from Norcia, and 136 km from Montalcino.

FEATURES

Main Villa:

- 2 Double Bedrooms + 2 Studios with Double Bedrooms
- 4 En-Suite Bathrooms + 1 Guest Bathroom
- Fully Equipped Kitchen
- Open-Plan Living Area with Fireplace
- Dining Space
- Laundry Room
- Garage (for up to 4 Cars)

Dépendance:

- 2 Suites with Double Bedrooms + 2 Double Sofa Beds
- 2 En-Suite Bathrooms
- Living Room (in Each Suite)
- Balcony (in One Suite)

- Infinity Pool (Heated On Request, Extra)
- Furnished Poolside Area
- Outdoor Terrace
- Outdoor Lounge Area
- Outdoor Dining Area





DESCRIPTION

Property 1708344425 - SAN VENANZO

6 Bedrooms

Location and Surrounding Area
Set in the beautiful hills of Umbria, Property 1708344425 is in San Venanzo, in the province of Terni, at 450 metres above sea level. Surrounded by 65 hectares of flourishing vineyards and greenery, the villa offers stunning, panoramic views of the Umbrian countryside. The villa's elevated position ensures complete privacy and tranquillity, making it the perfect escape for those seeking peace and relaxation in a serene, natural setting, while still being within easy reach of the region's charming towns and cultural attractions.

Perugia, the capital of Umbria, is a lively city with a rich cultural heritage and medieval charm. Perched on a hill, it offers stunning views of the surrounding countryside. Known for its cobbled streets, landmarks like the Palazzo dei Priori and Fontana Maggiore, and its art scene, Perugia is also home to the University of Perugia, adding a youthful energy to the city. With its mix of history, culture, and modern life, Perugia is a must-see destination in central Italy.

Montefalco, known as the "Balcony of Umbria," is a charming hilltop town offering breathtaking views of the surrounding countryside. With its well-preserved medieval architecture, narrow streets, and peaceful atmosphere, it is the perfect place to unwind and explore. The town is also famous for its world-renowned Sagrantino wine, attracting wine lovers from around the world. Montefalco is a delightful destination to experience the beauty, culture, and charm of Umbria.

Orvieto is a beautiful hilltop town in southern Umbria, known for its stunning Duomo, a masterpiece of Gothic architecture. With its medieval streets and charming squares, the town offers a perfect mix of history and beauty. Visitors can explore its underground tunnels, local museums, and enjoy views of the surrounding countryside. Orvieto is also famous for its excellent white wine, Orvieto Classico, making it a great destination for culture and wine lovers.

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The Property
Nestled among the hills of Umbria, Property 1708344425 offers an unparalleled blend of classic elegance and modern luxury. With an enviable location at 450 metres above the sea level, this villa provides total privacy, making it the ideal sanctuary for those seeking relaxation. Covering 1300 square metres of living space with 300 square metres of terrace, Property 1708344425 can sleep 8 guests in the main villa (2 double bedrooms and 2 studios with double bedrooms) and 4 guests in the dépendance (2 suites), plus 4 additional guests in two double sofa beds.

Surrounded by 65 hectares of lush vineyards, the estate boasts beautifully designed outdoor spaces, each crafted with meticulous attention to detail. The infinity pool, stretching over 20 metres (20 x 8 m) and available with heating on request at an additional cost, offers views over the vineyards and the picturesque town of Perugia. The outdoor terraces, adorned with handmade Italian furniture, offer ample room for relaxation, while shaded areas beneath graceful palm trees provide the perfect spots to unwind.

Main Villa:
Step inside to find a refined interior that blends classic Italian style with modern comfort. The open-plan living area is filled with natural light. Relax by the fireplace or share a meal in the dining area, with

panoramic views of the valley as a backdrop. A guest bathroom is also located on this floor. On the ground floor, the fully equipped kitchen offers generous work surfaces and views of the surrounding vineyards. On the lower ground floor, there is a laundry room and a garage with space for up to four cars.

The main house features two elegant double bedrooms, both located on the upper floor, with en-suite bathrooms that include a scenic bathtub and a shower, ideal for relaxing after a day of exploration. In addition, there are two stylish and comfortable studios with independent entrances and en-suite bathrooms featuring a large walk-in shower. One studio is located on the ground floor, while the other is on the first floor and accessed via an external staircase, offering extra privacy and quiet.

Dépendance:
Additionally, there is a charming dépendance with two spacious suites, each comprising a double bedroom and an en-suite bathroom with a large walk-in shower. One suite is located on the ground floor, while the other is on the first floor, accessed via an external staircase. Both suites offer a bright and comfortable living room, perfect for relaxing in privacy. Each bedroom also features a double sofa bed, suitable for two additional guests. The first-floor suite enjoys a private balcony, ideal for taking in the peaceful surroundings.

PHOTOS




















































































