

Property 1750331170



Number of beds: 12
Bedrooms: 6

- Barbecue
- Fireplace
- Tennis Court
- Stereo system and DVD
- Washing Machine
- Gym
- Table Tennis
- Swimming Pool
- Heated Pool
- Countryside View

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

NEARBIES

Villa Umberta is 29 km from Perugia San Francesco d'Assisi Airport, 172 km from Florence Peretola Airport, 225 km from Rome Fiumicino Airport. The villa is 13 km from Umbertide, 22 km from Perugia, 30 km from Gubbio, 35 km from Magione, 40 km from Monte del Lago, 50 km from Assisi, 62 km from Lake Trasimeno, 68 km from Città della Pieve, 74 km from Todi, 85 km from Spoleto, and 106 km from Orvieto.

FEATURES

Main House:

- 3 Double Bedrooms
- 3 Bathrooms (2 En-Suite and 1 Private) + 1 Guest Bathroom
- Well-Appointed Kitchen
- Salon and Dining Area
- Library
- Games Room with Flat-Screen TV
- Pantry and Wine Cantina
- State-Of-The-Art Sound System (Indoor and Outdoor)
- Full Laundry Facilities

3 Cottages:

- 1 Bedroom + 1 Sofa Bed (for a Child Under 12) in Each Cottage
- 1 Bathroom in Each Cottage
- Fully-Equipped Kitchen
- Dining Area
- Private Patio
- Small Cactus Garden with Lawn
- Baby Cot Available Upon Request

- Heated Swimming Pool
- Furnished Poolside Area
- Shaded Pergola with Dining and Lounge Area
- Tennis Court
- Glass-Walled Gym
- Fire Pit
- Ancient Pizza Oven and Barbecue
- Garden With Herbs and Vegetables
- Olive And Fruit Trees
- Garden Paths with Seating Areas and Hidden Spots
- Ping Pong Table
- Outdoor Dining Areas
- 6 Bicycles





DESCRIPTION

Property 1750331170 - UMBERTIDE

6 Bedrooms

Location and Surrounding Area
Set on a peaceful hilltop in the heart of Umbria, Property 1750331170 offers a sense of calm and natural beauty. The views stretch over a quiet, unspoilt valley, and at night the sky fills with stars, far from any city lights. Though wonderfully secluded, the villa is just a short drive from Assisi, Gubbio, and Perugia, with the Antognolla Golf Course only 2 kilometres away. It is the ideal base for relaxing in nature while staying close to some of Umbria's most iconic sights.

The location of Property 1750331170 places you at the heart of Umbria. Known as the "green heart of Italy," Umbria is rich in rolling hills, olive groves, and timeless villages steeped in history and tradition. From the villa, you can enjoy easy access to a landscape dotted with ancient monasteries, hamlets, and vineyards that have produced wine for centuries. The atmosphere is one of quiet beauty and gentle rhythms, where each winding road reveals panoramic views and hidden corners waiting to be discovered.

Just a 20–30-minute drive away are some of the region's most celebrated towns. Assisi, the birthplace of Saint Francis, enchants with its pink stone buildings, frescoed basilicas, and spiritual atmosphere. Perugia, the lively capital of Umbria, offers a blend of medieval architecture, artistic heritage, and modern cafés. Meanwhile, Gubbio is a gem of medieval Italy, dramatically set against the Apennines and known for its winding streets, ancient palaces, and historic traditions.

Closer to home, you will find the Antognolla Golf Course, one of Italy's most prestigious 18-hole courses, just 2 km from the estate. Nature lovers can explore the nearby Lake Trasimeno, a tranquil lake surrounded by fishing villages and hiking trails, while food and wine enthusiasts will enjoy discovering local trattorias, vineyards, and markets selling fresh produce and regional delicacies. Whether you are seeking culture, adventure or relaxation, the area around Property 1750331170 has something to inspire every traveller.

Property 1750331170 is 29 km from Perugia San Francesco d'Assisi Airport, 172 km from Florence Peretola Airport, 225 km from Rome Fiumicino Airport. The villa is 13 km from Umbertide, 22 km from Perugia, 30 km from Gubbio, 35 km from Magione, 40 km from Monte del Lago, 50 km from Assisi, 62 km from Lake Trasimeno, 68 km from Città della Pieve, 74 km from Todi, 85 km from Spoleto, and 106 km from Orvieto.

The Property
Surrounded by 280 acres of private farmland and nestled atop a verdant Umbrian hill, Property 1750331170 offers panoramic views, unparalleled tranquillity, and effortless charm. Once owned by the Pavarotti family and now lovingly restored by its current owners over two decades, this stone house has been transformed into an eclectic retreat. Accommodating up to 12 guests across six bedrooms, Property 1750331170 is composed of a main house with three bedrooms and three independent cottages, each with one bedroom.

The gardens include an 18-metre heated pool with sculpted shallow-end seating and a nearby shaded pergola for dining and relaxing. There is also a tennis court, a glass-walled gym, and a fire pit for evenings outdoors. Guests can enjoy an ancient pizza oven, barbecue, and fresh herbs and vegetables from the garden. Olive and fruit trees line peaceful paths, with spots to sit or explore. A tennis table, six bicycles, and several outdoor dining areas add to the relaxed atmosphere.

Main House (3 Bedrooms):
Inside the main house, guests are welcomed by a series of living spaces: a library, a games room with a flat-screen TV, and a salon leading into a dining area. Upstairs, you will find three bedrooms: one with a

king-size bed and the other two with twin beds that can be joined together. Two of the bedrooms have en-suite bathrooms, while the third has a private bathroom just outside the room. The master bedroom has a bathtub, while the other two have showers.

The interiors feature a refined blend of handcrafted furniture and curated pieces from around the world, creating an inviting and characterful atmosphere. On the ground floor, a well-appointed kitchen, a spacious pantry, a convenient guest bathroom, and a charming wine cantina complete the setting. A state-of-the-art sound system enhances the ambience throughout both the indoor and outdoor areas, while full laundry facilities offer added convenience for longer stays.

3 Cottages (Each with 1 Bedroom):
The three cottages, each with a bedroom, bathroom, and fully equipped kitchen, are thoughtfully positioned throughout the gardens to offer privacy and serenity. Perfect for couples or small families (with sofa beds suitable for children under 12), each features a private patio, dining area, and a small cactus garden with lawn. A baby cot is available upon request. Whether you are seeking a restorative escape, a creative retreat, or a joyful celebration with loved ones, Property 1750331170 is a rare gem.

PHOTOS























































































