

Property 1768924571



Number of beds: 10 + 6
Bedrooms: 5

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

NEARBIES

Villa Umbria is 43 km from Perugia San Francesco d'Assisi Airport, 173 km from Rome Ciampino Airport, and 207 km from Florence Peretola Airport. The property is just a 2-minute drive or a 10-minute walk from the centre of San Terenziano, where all essential amenities and services can be found. It is also 7 km from Collazzone, 12 km from Gualdo Cattaneo, 16 km from Todi, 19 km from Montefalco, 23 km from Bevagna, 28 km from Foligno, 34 km from Spello, 35 km from Spoleto, 42 km from Perugia, and 46 km from Assisi.

FEATURES

- 5 Double Bedrooms + 3 Double Sofa Beds
- 5 Bathrooms (4 En-Suite + 1 Private)
- Saltwater Pool (11 x 4 m)
- Furnished Poolside Area and Poolside Shower
- Open-Plan Kitchen and Living Area
- Dining Area
- Panoramic Loggia and Covered Portico
- Fitness Area
- Panoramic Terraces
- 4.6-Hectare Private Garden
- Outdoor Sun Loungers and Hammock
- Outdoor Barbecue
- Children's Playground
- Smart Home Automation System
- Air Conditioning
- Heating and Underfloor Heating/Cooling
- Wi-Fi Throughout
- Washing Machine and Tumble Dryer
- Private Parking with Electric Vehicle Charging Point
- Alarm System and Video Surveillance
- Automatic Gates





DESCRIPTION

Property 1768924571 - SAN TERENZIANO

5 Bedrooms

Location and Surrounding Area
Set amidst the rolling hills of the Umbrian countryside, Villa Umbria enjoys a peaceful setting surrounded by olive groves and open landscapes. Just 2 km from the charming village of San Terenziano, it offers both privacy and easy access to local amenities. Its elevated position affords lovely views across the surrounding countryside, creating a relaxing atmosphere in which to unwind and enjoy the beauty of the region. The villa is also an ideal base for exploring Umbria's picturesque villages, historic towns and scenic landscapes.

The area surrounding Villa Umbria is rich in picturesque villages and historic towns. Nearby, guests can explore San Terenziano, with its traditional village atmosphere, as well as the medieval villages of Grutti, Gualdo Cattaneo and Collazzone, where ancient castles, fortresses and winding streets preserve the charm of rural Umbria. A visit to Todi is also highly recommended, with its beautiful Piazza del Popolo, historic palaces and impressive churches, making it one of the region's most enchanting hilltop towns.

A little further afield, Montefalco and Bevagna are worth discovering. Known as the balcony of Umbria, Montefalco boasts a beautiful medieval centre, historic churches and views over the surrounding vineyards. It is also renowned for its Sagrantino wines, making it an excellent destination for wine enthusiasts, with wineries offering opportunities to discover the region's winemaking traditions. Nearby Bevagna charms visitors with its medieval squares, narrow streets, historic buildings and traditional artisan workshops.

The region also offers plenty of opportunities for outdoor activities and cultural experiences. Its rolling hills and countryside are ideal for scenic walks, hiking, cycling and horse riding, while local food and wine experiences provide a wonderful introduction to Umbrian traditions and flavours. For day trips, the historic cities of Assisi and Perugia are well worth visiting, with their remarkable artistic heritage, impressive architecture and lively historic centres.

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The Property
Set amidst the rolling hills of the Umbrian countryside, just 2 km from the village of San Terenziano, this elegant stone property has been thoughtfully renovated to blend its rural heritage with the comforts of modern living. Combining traditional architecture with discreet smart-home technology, Villa Umbria offers a particularly comfortable stay throughout the year. Spread across several levels, Villa Umbria features 5 double bedrooms for 10 guests, with a further 6 guests on 3 double sofa beds.

Outdoors, its 4.6-hectare garden boasts panoramic terraces, covered porticoes and spaces designed for outdoor living. At the heart of the garden lies a saltwater swimming pool (11 x 4 m), complemented by a poolside shower, sun loungers and a hammock. An outdoor barbecue area offers further opportunities for convivial gatherings and al fresco dining, while the open-air terraces provide comfortable spots for enjoying the peaceful scenery. The property also benefits from automatic lawn and pool-cleaning robots.

The ground floor features a 115 sqm panoramic loggia. Furnished with sofas, a dining table and a bar, it also features a 75-inch Smart TV. A storage room with an extra-large refrigerator and direct garden access adds to its practicality. The approx. 80 sqm portico provides another outdoor retreat, directly

connected to the suites and garden. Furnished with sofas and armchairs, it offers an intimate atmosphere in which to unwind. The ground floor also includes a dedicated fitness area, set apart from the main living spaces.

This level is also home to two spacious suites, both enjoying direct access to the garden and their own outdoor patio. Suite 1 – Aether (58 sqm) is a spacious retreat featuring a double bed and a comfortable sitting area with a double sofa bed and a fireplace, and an en-suite bathroom with shower. Suite 2 – Gea (46 sqm) offers a welcoming double bedroom with an open-plan sitting area featuring a double sofa bed. The suite also includes an en-suite bathroom with shower.

The first floor is the villa's main living level. Thanks to the natural slope of the land, it opens directly onto the garden and pool. The 55 sqm open-plan kitchen and living area is the heart of the home. The fully equipped, masonry-built kitchen features an induction hob, kettle, oven, microwave, refrigerator, freezer, dishwasher, espresso and American coffee machines, milk frother, juicer and toaster. A dining area sits alongside a lounge furnished with a sofa, while a striking central fireplace creates an inviting focal point.

This floor is also home to three suites. Suite 3 – Helios (53 sqm) is a double bedroom with a sitting area featuring a double sofa bed and an en-suite bathroom with shower. Suite 4 – Nymphe (28 sqm) features a double bed and an en-suite bathroom with showe. Both suites open onto a panoramic terrace. Suite 5 – Anemos (28 sqm) comprises a double bedroom and a bathroom, located in the living area adjacent to the suite. The bathroom boasts circular relaxation bathtub with waterfall feature.

The second floor is the villa's most secluded and elevated level, offering a particularly peaceful vantage point over the Umbrian countryside. Its highlight is a spacious panoramic terrace of approximately 90 sqm, privately set apart and furnished with outdoor seating and sun loungers. With uninterrupted views across the surrounding landscape, this tranquil retreat is ideal for reading, relaxing, sunbathing, enjoying an aperitif at sunset or simply gazing at the stars.

Modern comforts ensure a particularly enjoyable stay at Villa Umbria. The property features a smart-home automation system, air conditioning, heating and Wi-Fi throughout, as well as an impressive A4 energy rating, thanks to its photovoltaic panels, solar systems and battery storage. Further amenities include underfloor heating and cooling, electric sun blinds, mosquito screens, an alarm system, video surveillance, and automatic gates. Private parking and an electric vehicle charging point are also available.

PHOTOS























































































