

## Property 10668



Umbria

**Number of beds:** 28 + 7  
**Bedrooms:** 14

Accessibility for people with reduced mobility

Pets Allowed



Air Conditioning Throughout



Air Conditioning In The Bedrooms



Hair Dryer In The Bathrooms



Barbecue



Fireplace

Crib

Available For Events



Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery



Dishwasher





Washing Machine


Mattress sizes and bed dimensions

Bath amenities

Nearby

 Parking Space

 Table Tennis

 Swimming Pool

 Indoor Pool

 Heating

 Heated Pool

High Chair

 Concierge Service

 Housekeeping

 SPA

 Wi-Fi

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

## NEARBIES

Villa La Fattoria is 56 km from Perugia-Umbria International Airport, 160 km from Rome Ciampino Airport, 174 km from Rome Fiumicino Airport, and 208 km from Florence Amerigo Vespucci International Airport. Villa La Fattoria is 15 km from Todi, 33 km from Orvieto, 55 km from Perugia, 71 km from Assisi, 148 km from Rome, and 187 km from Florence.

## FEATURES

- 14 Double Rooms (With Possibility of Adding 7 Single Beds)
- 15 Bathrooms
- Panoramic Outdoor Swimming Pool
- Heated Indoor Swimming Pool
- Well-Equipped Kitchen (Refrigerator, Freezer, Oven, Microwave, Dishwasher)
- Spacious Living Areas
- Dining Room
- Fitness and Beauty Spa (Hydromassage, Stone Treatment, Turkish Bath, Chromotherapy)
- TV Room
- Games Room + Small Bar
- Meeting Room
- Restaurant
- Wine Bar
- Fireplaces
- Wi-Fi
- Washing Machine and Iron
- Hairdryer
- Air Conditioning
- Outdoor Barbecue and Dining Area



# DESCRIPTION

## Property 10668 – MONTECASTELLO DI VIBIO

### 14 Bedrooms

#### Location and Surrounding Area

Set in the tranquil hills of Monte Castello di Vibio, Property 10668 offers a perfect blend of peaceful countryside and easy access to Umbrian gems. The villa is close to Todi, with its historic piazza and medieval charm, and not far from Perugia, known for its art and lively festivals. The stunning hilltop town of Orvieto, with its impressive cathedral and underground tunnels, is also within reach. Property 10668 is ideally placed to explore Umbria's rich culture and enjoy the serenity of its beautiful landscapes.

Todi, a timeless medieval gem nestled in the heart of Umbria, enchants visitors with its rich history and architectural splendours. Dominated by its striking central piazza, Todi boasts an array of impressive landmarks including the Romanesque-Gothic Cathedral of San Fortunato, the Palazzo del Popolo, and the 15th-century Palazzo dei Priori. The town's well-preserved medieval layout invites leisurely strolls through charming streets lined with historic buildings.

Orvieto, perched dramatically on a volcanic plateau, is a marvel of medieval architecture and history. The town's pièce de résistance is its magnificent Gothic Cathedral, renowned for its intricately decorated façade and stunning frescoes by Luca Signorelli. Orvieto's labyrinthine streets are a delight to explore, revealing charming squares, ancient wells, and historic buildings. A must-see is the underground network of tunnels and caves, which once served as secret escape routes and storage areas.

Perugia, the vibrant capital of Umbria, is celebrated for its lively cultural scene and historical significance. The city is renowned for its splendid medieval architecture, including the majestic Palazzo dei Priori and the striking Fontana Maggiore. Perugia's narrow, winding streets are filled with historic charm and lead to the beautiful Etruscan Arch and the ancient city walls. Known for its dynamic atmosphere, the city hosts the renowned Umbria Jazz Festival, drawing music lovers from around the globe.

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#### The Property

Property 10668 is an exceptional retreat nestled in the heart of Umbria, offering an idyllic escape with a blend of luxury and traditional charm. The villa features two swimming pools, a spa, and three picturesque cottages, each with its own private garden and outdoor dining area. The estate, with its traditional Umbrian style and elegant decor, provides a serene environment for guests to reconnect and unwind. This expansive property can accommodate up to 35 guests across 14 double bedrooms, including 2 suites.

The estate's outdoor amenities are designed to enhance relaxation and leisure. Guests can enjoy two beautiful swimming pools set within meticulously landscaped gardens, perfect for both leisurely swims and sunbathing. The property's extensive grounds include lush green areas with breathtaking views of the surrounding countryside. Each cottage boasts its own private garden and shaded outdoor dining areas, offering spaces for al fresco meals and tranquil moments amidst nature.

The interiors of Property 10668 and its cottages are thoughtfully designed to reflect traditional Umbrian aesthetics while offering modern comforts. The main house features elegant, spacious rooms with high-quality furnishings and decor. Each cottage maintains this aesthetic with tasteful decor and comfortable accommodations. The entire property is equipped with modern amenities to ensure a luxurious and enjoyable stay for all guests.

#### The Main House:

Spanning 350 square meters, the main house can accommodate between eight and eleven guests in two suites and one double bedroom. The main house features five distinct sitting areas on the ground floor, including a living space with an open fireplace, a TV room, and a games room with a small bar.

The dining room, with windows overlooking the garden, is perfect for communal meals. The fully-equipped kitchen is designed with professional-level equipment, and there are two additional bathrooms for convenience.

***Rosa Bianca Cottage:***

Adjacent to the main house, Rosa Bianca Cottage provides a charming and comfortable retreat for up to eleven guests. This cottage includes five beautifully appointed double bedrooms, each with its own private bathroom and independent access to the gardens. Two bedrooms also feature private patio spaces, enhancing the outdoor living experience.

***Rosa Rossa Cottage:***

Located next to Rosa Bianca Cottage, Rosa Rossa Cottage offers accommodation for eight guests in four spacious double bedrooms, each with its own private bathroom. This cottage provides a cosy and intimate setting, ideal for smaller groups or families.

***Rosa Arancia Cottage:***

The smallest of the three cottages, Rosa Arancia Cottage is a delightful space with one large double bedroom and a private bathroom. It can accommodate an additional single bed if required, making it a flexible option for guests needing extra space.

# PHOTOS















