



## Property 10746



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

**Number of beds:** 12  
**Bedrooms:** 6

## NEARBIES

Reschio – Villa Arrighi is 47 km from Perugia San Francesco d'Assisi Airport, 156 km from Florence Airport, 175 km from Rimini Federico Fellini Airport, 217 km from Pisa Airport, and 220 km from Bologna Guglielmo Marconi Airport. Lisciano Niccone is 7 km from the property, Città del Castello is 32 km, Lake Trasimeno is 35 km, Gubbio is 45 km, Perugia is 47 km, Assisi is 65 km, Montefalco is 90 km, Siena is 96 km, Spoleto is 100 km, Florence is 136 km, and Pisa is 220 km.

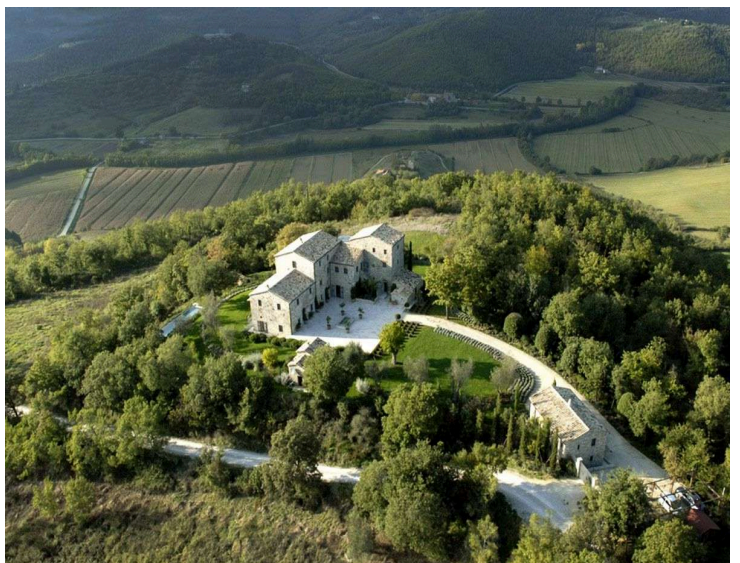
## FEATURES

### Main Villa:

- 5 Double Bedrooms
- 5 En-Suite Bathrooms
- Fully-Equipped Kitchen with Breakfast Bar
- Elegant Living Areas
- Dining Room
- Large Veranda

### Guest House:

- 1 Double Bedroom
- 1 En-Suite Bathroom
- Compact Kitchen
- Cozy Sitting Room
  
- Infinity Pool
- Poolside Area with Sunbathing Space
- Underground Pool House
- Shaded Dining Area Under a Pergola
- Courtyard with Stone Fountain
- Lush Gardens and Peaceful Spots
- Bread Oven
- Private Parking
- External Lights
- Mosquito Nets
- Alarm System





# DESCRIPTION

## RESCHIO – VILLA ARRIGHI

### 6 Bedrooms

#### Location and Surrounding Area

Nestled in the picturesque hills of Lisciano Niccone, in the province of Perugia, Villa Arrighi offers an idyllic retreat in the heart of Umbria. This charming location provides a perfect balance of seclusion and convenience, with stunning views of the Niccone Valley and the surrounding Tuscan countryside. Lisciano Niccone is a small, tranquil village, known for its natural beauty and proximity to the vibrant towns of Cortona and Lake Trasimeno, both just a short drive away.

Città di Castello is a charming town in the northern part of Umbria, known for its rich history and beautiful art. The town's historic centre is filled with medieval architecture, including the Palazzo Vitelli, the Church of San Francesco, and the impressive town walls. Città di Castello is also renowned for its art museums, such as the Pinacoteca Comunale, which houses works by renowned Umbrian artists, including the famous sculptor and painter Alberto Burri. The town is an ideal base for exploring the surrounding countryside.

Gubbio, a charming medieval town in Umbria, is known for its historic architecture, such as the Palazzo dei Consoli and the Church of San Francesco. Its narrow streets and lively festivals, like the Corsa dei Ceri, give it a distinct character. Not far away, Pisa is famous worldwide for the Leaning Tower, situated in the Piazza dei Miracoli, home to other landmarks like the Cathedral and Baptistery. Pisa blends its rich history with a modern atmosphere, making it an exciting destination for visitors.

Assisi, a town in Umbria, is renowned for its spiritual and historical significance. Famous as the birthplace of St. Francis, the town is home to the Basilica of San Francesco, a UNESCO World Heritage Site that attracts visitors worldwide. Its charming medieval streets, stunning views of the surrounding valleys, and peaceful atmosphere make Assisi a perfect destination for history buffs and spiritual seekers alike. The town's ancient buildings showcase its rich heritage, while its connection to St. Francis continues to draw pilgrims to this day.

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#### The Property

Villa Arrighi is a stunningly restored property that seamlessly blends history with modern luxury. The villa is divided into two charming buildings: a main villa and a guest house, offering both privacy and comfort. With air-conditioned rooms, exquisite wood-beamed ceilings, and luxurious amenities, the villa provides a truly exceptional experience for all its guests. Once a watchtower and fortified farmhouse, this elegant villa offers a serene retreat, accommodating up to 12 guests in 6 spacious double bedrooms.

Surrounded by lush gardens, the villa offers breathtaking views of the Tuscan countryside. The stunning infinity pool (18 x 4 m) is a central feature, complemented by an underground pool house and a stylish poolside area. A shaded outdoor dining area under a pergola invites al fresco meals while soaking in the scenic surroundings. The grounds also offer peaceful spots under oak trees, ideal for quiet moments. The paved courtyard with a stone fountain leads into the villa, where modern interiors and soaring ceilings greet you.

Inside, the villa is a blend of rustic charm and modern sophistication. The fully-equipped kitchen is designed for culinary enthusiasts, with plenty of space to prepare local delicacies, and a breakfast bar ideal for morning coffee. For added luxury, guests can arrange for a professional chef or try their hand at traditional Italian cooking in the villa's wood-fired oven. Elegant living areas throughout the villa ensure guests feel at home while soaking in the beauty of their Tuscan surroundings.

#### **Main Villa:**

The main villa features five beautifully appointed double bedrooms, each with its own en-suite

bathroom, offering a perfect blend of comfort and elegance. Four of the bedrooms are equipped with air conditioning and boast charming wood-beamed ceilings that add a rustic yet refined touch. One bedroom offers direct access to the gardens, while another is a spacious suite with a private dressing room and a cosy sitting area complete with a TV, providing a relaxing retreat.

***Guest House:***

The guest house is fully independent, offering an additional double bedroom with an en-suite bathroom, as well as a cosy sitting room and a compact kitchen. This self-contained space ensures privacy and comfort, ideal for guests seeking a bit more seclusion. Together with the main villa, the accommodation provides ample space for up to 12 guests, each area thoughtfully designed to offer a tranquil and welcoming atmosphere, ensuring a restful and peaceful stay.



# PHOTOS









