



Property 10748



Number of beds: 6
Bedrooms: 3

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

NEARBIES

Lake Trasimeno 20 km, Antognolla golf course half an hour driving distance, Perugia 50 km

FEATURES

- 3 Double bedrooms, each with en suite/private bathroom (2 in the main villa, 1 in the guest house)
- Living room
- Fully equipped kitchen (plus a second kitchenette in the guest house)
- Dining room
- Laundry room with washing machine, dryer and ironing machine
- Various panoramic terraces
- Flat screen TV
- Bang & Olufsen, DVD and CD player
- WI-FI
- Air conditioning
- Large swimming pool
- Wood-fired pizza oven
- Bed and bathroom linen change
- Maid service (6 days a week)
- Carport for 2 cars
- Services available on request: fridge-filling service, airport transfers, chauffeur, heating, additional maid service, chef service, shopping service, horse riding, laundry service



DESCRIPTION

Villa Noci – Lisciano Niccone - Umbria

3 Bedrooms – Pool

Magnificent Umbrian farmhouse with infinity swimming pool.

Location and Surrounding Area. Villa Noci is set inside a magnificent, private estate in the rolling hills of Umbria. The property is owned and managed by an aristocratic family, who fell in love with the abandoned buildings and lovingly restored them into today's prestigious accommodation. The estate produces its own organic olive oil, quality wine and organic honey and there is even an exquisite family-run restaurant with a panoramic terrace serving organic, seasonal produce from the gardens. The restaurant can serve your meals at home if you prefer a candlelit dinner in the comfort of your own home. In addition to all this, the estate has its own farm shop, art gallery, nature trails, riding stables and tennis courts.

If you can manage to leave villa and its gardens, there is so much to see and do in this spectacular area straddling Umbria and Tuscany. Follow a wine-tasting tour through the vineyards of Chianti. Or simply meander through the medieval towns of Assisi, Arezzo, Siena, Perugia and Florence and breathe the art that surrounds you. Perugia is an enchanting university city famous for its art, culture, summer jazz festival and chocolate! Perugia was home to the painter Pietro Vannucci, known as Perugino and teacher to Raphael the great Renaissance artist. Vannucci's frescoes still decorate the Sala del Cambio and there are various paintings in the National Gallery of Umbria in Perugia.

Florence is the capital city of Tuscany and an art-lovers paradise. It was the centre of the Italian Renaissance movement and the museums, galleries, palaces and churches house some of the world's greatest artistic treasures. The cathedral, Baptistery, Uffizi, Bargello, Pitti Palace, Boboli Gardens and the Accademia have to be seen and once you tire of art and history, take a wander through the pretty streets and across the Ponte Vecchio bridge which spans the River Arno. Florence is also home to designer shopping and fine wine and dining experiences. Thick, juicy Florentine steaks are a local speciality and best accompanied by a delicious, local Chianti wine.

Lake Trasimeno is the fourth largest lake in Italy and is a natural paradise inhabited by kingfishers, wild ducks, cormorants and kites. With its splendid backdrop of woodland, fields of sunflowers, vineyards and olive groves, you can walk, cycle or horse-ride for miles along the paths and tracks skirting the water. There are three small islands in the lake, Isola Polvese, Isola Maggiore and Isola Minore and only Isola Maggiore is inhabited. There are plenty of beautiful castles to explore around Lake Trasimeno and the Lake itself hosts water-skiing, kite-surfing and sailing.

Golfing enthusiasts might like to try their luck on the stunning Antognolla golf course, which was designed by Robert Trent Jones Junior.

Villa Noci is only a five minute drive from the nearest town, 20 km from Lake Trasimeno, half an hour from Antognolla golf course, 50 km from Perugia and about an hour and a half from Florence. The nearest international airports are Perugia, Florence and Rome.

The Property. This delightful, stone farmhouse has been recently renovated and sleeps up to six guests, four in the main villa and two in the adjacent guest house. All of the bedrooms have air conditioning, the two in the main villa have en suite bathrooms and the guest house bedroom has its own private bathroom, living room and kitchenette. One of the bedrooms in the main villa also has a study, fireplace, access to the gardens and a private, covered terrace.

The charming, open plan, ground floor is full of natural light and makes for a marvellous place to relax. The beautifully designed kitchen area has a central island and breakfast bar for morning coffee and late night snacks. The dining table comfortably seats six guests and the living room has a fireplace. The floors are terracotta and the airy arches and vaulted ceilings are a masterpiece of design.

Perhaps the highlight of this lovely villa are the open air living and dining areas, also perfect places for an early aperitif. There are two covered terraces and a traditional loggia for enjoying the fresh breezes as you gaze out over the immaculate gardens and down to the split-level infinity swimming pool.

PHOTOS





