



Property 10749



Umbria

Number of beds: 10
Bedrooms: 5

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

NEARBIES

Reschio – Villa Spinalterme 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 House:

- 4 Bedrooms (3 Double Bedrooms + 1 Twin Room)
- 4 En-Suite Bathrooms
- Kitchen with Central Island and Breakfast Bar
- Generous Living Room
- Dining Room
- Cosy Library

Guest House:

- 1 Double Bedroom
- 1 En-Suite Bathroom
- Infinity Pool
- Furnished Poolside Area
- Terrace for Outdoor Dining
- Outdoor Cooking Area
- Outdoor Lounge Area
- Lush Gardens
- Private Parking
- Outdoor Lights
- Mosquito Nets
- Hairdryers in the Bathrooms
- Alarm System



DESCRIPTION

RESCHIO – VILLA SPINALTERME

5 Bedrooms

Location and Surrounding Area

Nestled in the picturesque hills of Lisciano Niccone, in the province of Perugia, Villa Spinalterme 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

Set in a secluded hillside location at the end of a private road, Property 10749 offers an exceptional escape into nature, offering peace and unmatched beauty. With expansive grounds and stunning views of the surrounding countryside, the villa's sophisticated design combines traditional elements with modern comforts, ensuring an elegant stay for all who visit. Perfect for those seeking a luxurious yet tranquil retreat, this villa accommodates up to 10 guests in 5 double bedrooms.

The villa's outdoor spaces provide ample opportunities for relaxation and enjoyment. The infinity swimming pool (15 x 4 m) is a central feature, complemented by a fully-furnished poolside area that invites you to soak in the sun. A beautiful terrace overlooks the rolling hills, offering a perfect setting for meals under the stars, with an outdoor cooking area for preparing traditional dishes. For moments of quiet reflection, the shaded sitting area in the pool house is ideal, while the lush gardens provide peaceful spots for leisurely strolls.

Inside, the villa boasts a seamless blend of rustic charm and modern luxury. The traditional wood-beamed ceilings add character, while the cool marble floors and sleek furnishings ensure comfort and elegance throughout. The spacious kitchen is a standout feature, with designer countertops, a central island, and a breakfast bar perfect for casual mornings. The ground floor also includes a large living room, a formal dining room, and a cosy library, ensuring ample space for both relaxation and entertainment.

Main House:

The villa boasts five exquisitely designed bedrooms, with four double rooms featuring king-size beds and en-suite bathrooms in the main villa, along with a twin room that enjoys its own private bathroom downstairs. Each room is thoughtfully appointed with ceiling fans, air conditioning, and heated towel rails, ensuring a high standard of comfort. The peaceful ambiance of these rooms offers a perfect retreat for guests looking for relaxation and tranquillity, while the villa's luxurious features promise an exceptional stay.

Guest House:

The guest house features an additional double bedroom with an en-suite bathroom, offering both privacy and comfort for those seeking a more secluded retreat. The cool monochrome furnishings, coupled with rustic Italian touches, create a modern, chic atmosphere that enhances the sense of tranquillity. Like the main villa, the room is equipped with ceiling fans, air conditioning, and heated towel rails, ensuring both luxury and convenience.

PHOTOS







