

Casa Zari

Region: Umbria **Sleeps:** 12

Overview

Casa Zari, a six-bedroom villa located on the border of Umbria and Tuscany, offers a welcoming retreat for up to 12 guests. Just 30 minutes from Cortona, a lively town made famous by *Under the Tuscan Sun*, the villa is reached via a scenic unpaved road through the woods. The nearest village, about five minutes away, has several charming restaurants.

Renovated in 2008, the villa maintains its traditional character while incorporating modern comforts. The interior is arranged over multiple levels, with spacious living areas connected by corridors and steps. The kitchen is a highlight, fully equipped with hotplates, two ovens, a large fridge, and a generous workspace, perfect for those who enjoy cooking. The six bedrooms each have an en-suite bathroom, and four are equipped with iPod players. A cosy library with Sky TV and a fireplace adds to the home's inviting atmosphere.

Outside, covered patios and porticoes provide ideal spaces for dining and relaxing. One patio, accessible from the kitchen, features a large dining table, pizza oven, and barbecue. A separate shaded lounge area offers breathtaking views. The 17-meter infinity pool, complete with a shallow section for children, is visible from the main terrace and can be accessed via two staircases.

A nearby annexe has been converted into a small gym with table football, darts, and a yoga area for recreation. The villa is well-positioned for exploring Cortona, Arezzo, Gubbio, Assisi, and Perugia, with Siena just an hour and a half away. Golf enthusiasts will appreciate the Antognolla Golf Club, located 30 minutes from the property.

Facilities

Gym/Fitness Room • Rural Location • Cots (Cribs) • Marquee Hire Permitted • DVD • Villa • Weddings • Golf Nearby • Wi-Fi/Internet • Has Discount • Special Offer • Chef/Cook Available • Outdoor Ceremony • Flexible Catering Options • Allow External Caterers • Allow Fireworks • No Corkage • No Curfew • Nearby Church/Chapel • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Board games • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Darts • Ideal for Teens • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • TV • Table Football • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



Interior & Grounds

Villa Interiors (350m2)

Ground floor

- Dining room
- Fully equipped kitchen with coffee machine, oven, kettle, toaster, fridge, freezer, microwave, dishwasher and blender
- Laundry room
- Library with TV and DVD
- 2 x guest WCs
- Sitting room with fireplace and sofas
- Mezzanine floor
- Bedroom with double bed (180cm x 200cm) and ensuite bathroom with shower and bathtub

First floor

- Bedroom with twin beds (100cm x 200cm) and ensuite bathroom with shower
- Bedroom with double bed (180cm x 200cm) and ensuite bathroom with shower
- Bedroom with double bed (160cm x 200cm) and ensuite bathroom with shower and bathtub

Second floor

- 2 x bedrooms with double beds (160cm x 200cm) and ensuite bathrooms with showers

Annex

- Gym
- Yoga area
- Games area with darts and table football

Outside Grounds

- Private infinity swimming pool (17m x 5m, depth: 1.2m-2.7m including a paddling part, depth: 0.3m), open from approximately May to October
- Porch with living area
- Pizza oven
- Barbecue
- Alfresco dining
- 2 hectares of land
- Tennis table
- Garden
- Parking

Facilities

- WiFi
- TV
- Fireplace
- DVD players
- Hairdryers



- Washing machine and dryer
- Iron and ironing board
- Board games
- Table football
- Darts

Location & Local Information

Casa Zari is perfectly positioned on the border of Umbria and Tuscany, offering guests an authentic Italian countryside experience. Just a short drive away, the charming hilltop town of Cortona—made famous by Under the Tuscan Sun—beckons with its scenic streets, historic architecture, and lively atmosphere. Nearby, a picturesque ancient village, only five minutes from the villa, provides an intimate taste of local life, with a couple of inviting restaurants serving regional specialities.

Surrounded by rolling hills and breathtaking landscapes, Casa Zari is an ideal base for exploring some of Italy's most treasured destinations. The historic towns of Arezzo, Gubbio, Assisi, and Perugia are all within easy reach, each offering a unique blend of history, culture, and gastronomy. With its medieval charm and famed Piazza del Campo, Siena is just a 90-minute drive away.

For golf enthusiasts, the prestigious Antognolla Golf Club is only 30 minutes from the villa. Meanwhile, food lovers can indulge in the rich flavours of Umbrian and Tuscan cuisine at the many traditional trattorias within a 15-minute radius. Whether exploring medieval towns, savouring local wines, or simply unwinding in nature, Casa Zari offers an unforgettable holiday experience in the heart of Italy.

Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (50km)
Nearest Airport 2	Amerigo Vespucci Airport (150km)
Nearest Town	Umbertide (18km)
Nearest Restaurant	Umbertide (18km)
Nearest Supermarket	Mercatale (10km)
Nearest Bar/Pub	Umbertide (18km)
Nearest Golf	Antognolla Golf (17km)
Nearest Tennis	Umbertide (18km)



What we love

- This beautifully restored villa offers a warm, inviting atmosphere where traditional Tuscan charm meets thoughtful, modern touches.
- Whether savouring a homemade pizza under the pergola, lounging in the shaded outdoor lounge, or simply soaking in the sweeping hillside views, the villa's terraces and patios make every moment unique.
- Just 30 minutes from the lively town of Cortona, with its cobbled streets and charming cafés, and within easy reach of historic gems like Siena and Perugia, this villa is a gateway to some of Italy's most unforgettable experiences.

What you should know...

- We recommend hiring a car to explore everything this region offers.

Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card as a pre-authorisation at least one month prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes from June to September. Outside of these months heating is charged upon consumption.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note home security devices are installed at the villa, please enquire for further information.
- **Changeover day:** Saturday in June, July, August and September. Flexible during all other periods.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open from approximately May to October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Property Licence Number:** 054056C202031288 / IT054056C202031288