Villa Sartino

Region: Tuscany **Sleeps:** 12

Overview

Set in the Tuscan hills between Cortona and Mercatale, the exquisite Villa Sartino is the ideal retreat for those wishing to enjoy idyllic and peaceful surroundings in extreme comfort.

Designed and renovated by a renowned UK interior designer, Villa Sartino exudes sophistication and tranquillity. The villa enjoys lots of space both internally and externally. Large showers, wood beams, oak ceilings and stone doorways all assist in combining to create a unique, luxurious getaway.

The spacious kitchen/dining room, provides the latest equipment in elegant surroundings. Through two ancient Roman capitols you leave the kitchen and enter the large hall and from there, the double doors open onto an exquisite arched loggia. The huge table of reclaimed oak is a wonderful place to enjoy lunch and look down on the olive groves and the infinity pool below.

Each bedroom and bathroom is dedicated to comfort without losing any of the integral charm of this beautiful house. The bathrooms are characterized by the magnificent free standing baths, large walk-in showers, antique marble baths and the bedrooms by the four poster beds and antique furniture. The drawing room, a large and extremely spacious room, is furnished with a graceful and understated style. The sofas are deep and comfortable and the supremely beautiful artifacts and paintings only add to the atmosphere. The study is charming and more intimate, and the upstairs galleried sitting room with sofas is another beautiful space to retreat from the world. From two of the first floor terraces you can see castles on the distant hilltops, and it is the ideal place to sip a bellini and drink in the atmosphere.

The pool is set amongst the olive trees, sculpted into the grounds, with an infinity edge that disappears into the spectacular backdrop. Surrounded by over 70 acres of its own land, all fenced to maintain the safety of the natural environment and the protection of the animals that live within the woods, it provides the perfect backdrop for the truly idyllic holiday.









Facilities

Ideal for Kids • Private Pool • Wine Tasting • Villa • Recommended • Chateaux & Castles • Tennis Nearby • Historical Sites • Walking/Hiking Paths • Golf Nearby • Air-Con • Fishing • Ideal for Teens • Cots (Cribs) • Wow Factor • Has Discount • Has Offer • Special Offer • Maid Service Included • Chef/Cook Available • Heated Pool • Maid Service Available • Instagrammable • Ground Floor Bed & Bath • Heritage Collection • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Heating • Pre-Stocked Fridge Available • Transfers Available • Babysitting

Available • On-Site Concierge • Boules/Petanque • High Chair(s) • Fenced Grounds

Interior & Grounds









Villa Interior

Ground floor
- Hall
- Kitchen with dining area with table
- Sitting room with TV
- Drawing room with French doors opening onto the front terrace
- Bedroom with king bed (twins on request) with French doors opening onto the back terrace
- Bathroom with twin basins and walk-in shower that is also used as cloakroom
- Bedroom with four poster king-size bed, French doors opening onto the front terrace and en-suite bathroom with shower and bathtub
- Utility room with washing machine

First floor
- Tower Room with superking size bed
- Galleried sitting room with access to terrace over loggia with panoramic views
- Family bathroom
- Small studio with desk
- Bedroom with superking size bed and en-suite bathroom with walk-in shower
- Twin bedroom with en-suite bathroom with tub
- Bedroom with king-size bed
- Master bedroom with four poster king-size bed and en-suite bathroom with bathtub and shower. Access to the upstairs terrace

Outside Grounds

- Arched loggia with dining table to seat 14 and additional sofas
- Heated infinity pool (6x12, depth 1,20 to 2,40 m) with electric cover, open approximately from mid-May to mid-September
- Poolside pergola and seating area
- Ground floor terrace
- Two first floor terraces
- Garden at front of property
- 70 acres of fenced grounds, including meadows, woodland walk and lake
- Badminton Net

Additional Facilities

- Wi-Fi
- Air-conditioning (in all bedrooms)
- Boules
- Table Tennis

Location & Local Information

Set in the Tuscan hills between Cortona and Mercatale, the exquisite Villa Sartino is the ideal retreat for those wishing to enjoy idyllic and peaceful surroundings in extreme comfort. Set within its own meadows and olive groves, a private lake and numerous woodland walks, it is still within easy reach of many of the major Tuscan and Umbrian towns.

Niccone Valley

The picturesque Niccone Valley is the perfect, central point from which to explore the hill towns of both Umbria and Tuscany. Located roughly midway between Rome and Florence, just north of Lake Trasimeno, it's an easy drive to the historic cities of Cortona, Gubbio, Perugia, Assisi, Deruta, Montefalco, Spoleto, Spello, Todi, Montepulciano, Pienza, Siena, Umbertide, Città di Castello, Sansepolcro and others.

The Niccone Valley is named for the stream that flows through it, spilling into the Tiber River at its eastern terminus near Umbertide. Part of the valley is in Umbria and part is in Tuscany; at either end are the Umbrian towns of Lisciano Niccone and plain Niccone, and a small section from Mercatale to La Mita is in Tuscany. A country road, route 416, runs through the valley, roughly parallel to the stream.

The valley was a much travelled route throughout Italy's history, and evidence of its strategic position can be seen in the castles that dot the hilltops, facing off from both sides across the border. Today the fertile plain is devoted to crops—winter wheat, sunflowers, maize, tobacco, alfalfa and vegetables. There are vineyards and silvery olive trees on the slopes and myriad shades of green in the surrounding forested hills. Farmers still raise animals and maintain kitchen gardens for their own needs, and the towns along the road supply what must be bought.

Local Amenities

Nearest Airport	**Perugia (45 km)**
Nearest Airport 2	**Florence (145 km)**
Nearest Village	**Mercatale (7 km)**
Nearest Town	**Umbertide (12 km)**
Nearest Restaurant	**(1.5 km)**
Nearest Bar/Pub	**(2.5 km)**









Nearest Supermarket	**Umbertide (12 km)**
Nearest Shop	**Umbertide (12 km)**
Nearest Beach	**Lake Trasimeno (21 km)**

What we love

- Magical location in 70 acres of exclusive private parkland, lake and woodland with amazing views of nearby medieval castle.
- Luxurious house furnished by top interior designer, with attention given to virtually every villa detail.
- Guests have access to the exclusive Ristorante alle Scuderie of Reschio Estate (https://www.reschio.com/), a famous resort just a few minutes walk away from the villa.
- The owner is an acclaimed novelist and her book "An Italian Affair", published in 2018 and set in Italy the 1940s, uses the house as the backdrop for the book's setting - there's even a complimentary signed copy of the (one per booking).
- Pool has a cover helping to maintain the temperature which can get to 27/28 degrees in the summer. We recommend this to be done every evening to minimise the temperature loss and avoid evaporation (the pool refills with cold water so can take time to heat up).

What you should know...

- Secluded location, not suited to guests in search of thriving night life.
- The approach to the villa is a long and windy drive up the hillside, but affords fantastic scenery with stunning views when you arrive.
- The villa, with it's extensive grounds, is perfect for intimate gatherings and weddings up to 25 guests, but is not available to host large events.
- Two extra guests may be accommodated on request only and with prior agreement with the owner. If accepted, a supplement will apply – please enquire for further information.
- The ground floor has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs. There are also ramps that can be put in place for wheelchair access.

Terms & Conditions

- **Security deposit:** £3500 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection. An additional deposit of £575 for heating is required as a pre-authorisation one month before arrival and refunded two weeks after departure, based on consumption and subject to inspection.

- **Arrival time:** 4 p.m. In the event of a late arrival, alternative key collection may be arranged. Subject to prior agreement, the key will be left in a secure location, and the House Manager will meet the guests the following morning. Guests are kindly requested to advise of any delays as soon as possible.

- **Departure time:** 10 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Upon request and prior owner's authorisation.

- **Other Ts and Cs:** Basket of logs included in the welcome pack. Two extra guests may be accommodated on request only and with prior agreement with the owner. If accepted, a supplement will apply – please enquire for further information. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note home security devices may be installed at the villa, please enquire for further information. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note that the use of any external caterers and/or contractors is not permitted.

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Not allowed.

- **Other 2:** Cots and highchairs available on request, free of charge.

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** An additional deposit of £575 for heating is required as a pre-authorisation one month before arrival and refunded two weeks after departure, final charge will be based on consumption and subject to inspection.

- **Pool heating charge?:** Pool with electric pool heating and electronic cover. The cost of pool heating is included in the rental fee within the opening period.

- **Internet access?:** Wi-Fi connection included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately mid-May to mid-September. The pool may be kept open for the final two weeks of September by arrangement without charge (to be requested beforehand). 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.