Villa Spaccasassi

Region: Umbria **Sleeps:** 12

Overview

Nestled in the green heart of Umbria, close to Lake Trasimeno, you will find this seemingly typical farm. But look closely and you will notice that it is anything but typical – it has been lovingly restored by its architect owner to reflect traditional local building techniques, alongside some carefully considered antique and modern interior touches, blending 21st century style with the traditional Umbrian old stone buildings.

This large property consists of several buildings, including a main farmhouse and a converted hayloft. It sleeps up to twelve people over its six bedrooms, in the two buildings. The main house offers an open plan living area with plenty of seating and a place to dine, opening out on to the terrace which overlooks the lake. Step out on to the other side of the house and you will be under a covered pergola where you can enjoy al fresco dining.

The kitchen is spacious and well equipped, but if you want to use the services of a local cook, just ask the owners and that can be arranged. The farm's old henhouse has been converted into an outside kitchen so that you can cook and eat under a wisteria-covered pergola as the sun sets over the lake. It also has its own bread oven.

Outside you will also find your own private pool, set in an old olive grove. While you are gently doing your laps, you will be able to see the ruins of Castel di Zocco and the largest of three islands in the lake. After a fun splash and swim, you can rinse off under the outdoor shower or in the changing room with full bathroom. The garden is completely fenced in and has a 900m path for walking, running and even cycling. Or you could even challenge someone to a game of table tennis in a shaded spot, with full views of the lake.









If you can drag yourself away from the property, Perugia is just a 20-minutes' drive away, where you will find plenty of medieval architecture, a Gothic cathedral displaying Renaissance paintings and frescoes, and a host of excellent restaurants. The area is also great for biking and hiking, plus there are golf courses and tennis courts nearby too.

Facilities

Romantic • Walking/Hiking Paths • Boat Trips • Cycling • <1hr to Airport • Air-Con • Horse Riding • Wine Tasting • Private Pool • Working Fireplace/Woodburner • Historical Sites • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Pets on Request • Maid Service Included • Beach Nearby • Ground Floor Bed & Bath • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Satellite TV • Heating • Ceiling Fans • Pre-Stocked Fridge Available • Cooking Classes Available • Babysitting Available • High Chair(s) • Fenced Grounds

Interior & Grounds

Main Villa

Ground Floor

- Living room and dining area
- Kitchen
- Double bedroom (180x200cm) with fan, en-suite bathroom with shower and bathtub; access to garden
- Twin bedroom (90x200cm, can be made into a double) with en-suite bathroom with shower
- Guest WC
- Laundry room

First Floor

- Hall
- Master bedroom with double bed (160x200cm), air-conditoning and en-suite bathroom with shower and 2-person jacuzzi bathtub on mezzanine floor; lake view
- Double bedroom (170x200cm) with air-conditioning and en-suite bathroom with shower on mezzanine floor
- Twin bedroom (90x200cm, can be made into a double)
- Bathroom with bathtub
- Housekeeper's quarters (not accessible to guests)

Annexe (a few metres from the main house)

Ground Floor

- Living room and dining area (table for four) with fireplace
- Kitchen

Upper Level

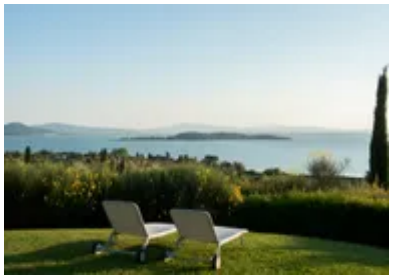
- Double bedroom (170x200cm) with en-suite bathroom with bathtub and air-conditioning

Outside Grounds (approx. 20,000m2)

- Private pool (16m x 6m, depth: 0.8 m - 2 m), open approximately June to end-September









- Sunloungers
- Fenced in garden with electric gate
- Outdoor kitchen and barbecue
- Changing room, full bathroom with shower
- Outdoor shower
- Table tennis
- Fitness trail
- Covered parking

Facilities

- Wi-Fi
- Air-conditioning (in two double bedrooms in the main house and in the bedroom in the annexe)
- Ceiling fans (some bedrooms only)
- Heating
- Table tennis
- Satellite TV with SKY
- 2x cot and high chair (on request)

Location & Local Information

Right in the heart of an old extended family estate, this collection of beautifully converted farm buildings is perfectly placed for a quiet family retreat. Surrounded by old olive groves, the estate still produces extra virgin olive oil. You can take a tour of the oil mill and see the traditional oil presses at work, and taste the oil that they produce.

Lake Trasimeno is within walking distance of the property and is home to a wealth of wildlife and cultural highlights. Here you can rent a boat and explore the area from the water. There are three islands on the lake, including Maggiore Island which remains uninhabited. Polvese Island is of historic interest, and has churches, a monastery and a medieval castle. Guided tours are available if you want to explore more.

Close by is a 13th-century settlement surrounded by strong defensive walls. The town of Magione is a 10-minute drive away and here you can find places to eat and drink.

Culture is strong in this area, and there are a number of festivals to enjoy, from music, theatre, art and ballet. Just a few villages around the lake, the annual outdoors Trasimeno Blues Festival is particularly recommended.

Further afield, the Umbrian capital of Perugia is worth a visit. Just 20-minutes' drive away, the city is a cultural and artistic hub for the area and is a blend of the old and the new. It has lots of bars and cafes, alongside its Etruscan, medieval and Gothic architecture. Got a sweet tooth? There's an annual chocolate festival every October.

Drive for 40 minutes and you will be in Assisi, where you can enjoy tours of St Francis Basilica, balsamic vinegar tastings and caves where medieval hermits spent their days.

Thanks to its location, the area is good for biking, trekking, walking and horse riding. The gentle hills and magnificent









scenery will help create lasting memories for you and your family.

Local Amenities

Nearest Airport	**Perugia (37 km)**
Nearest Airport 2	**Ancona (140 km)**
Nearest Village	**(4 km)**
Nearest Town	**Magione (6 km)**
Nearest Restaurant	**(4 km)**
Nearest Bar/Pub	**(4 km)**
Nearest Beach	**(2.5 km)**
Nearest Supermarket	**(4 km)**
Nearest Shop	**(4 km)**

What we love

- This villa offers a warm atmosphere in a perfect blend of the old and the new. And right in the heart of the magnificent scenery of central Italy
- The accommodation is spacious and flexible, and with splendid framed views of the lake and green hillsides from the windows
- This is the perfect spot from which to explore Italy's Umbrian and Tuscan regions, with all its beautiful scenery, culture and cuisine
- Learn to cook typical Umbrian fare by booking a special class

What you should know...

- The accommodation is split between two impressive properties on the farm, but with lots of space for you all to come together either in the large living area or outside in the extensive grounds
- In the main building, the upper level is accessed by a wooden staircase or external entrance
- When minimum occupancy is booked, the annexe may not be accessible and this remains at the owner's discretion. Please enquire should you require details.
- Air conditioning is featured in two of the double bedrooms in the main house and in the annexe's bedroom
- On the first floor there are the housekeeper's quarters which are not open to the guests
- Young children should be supervised around open-tread stairs and high banisters on the staircases and balconies

Terms & Conditions

- **Security deposit:** €2500 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.'

- **Departure time:** 7.00 a.m. to 10.00 a.m. Late departures, if agreed, will be charged €50 (paid locally).

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

- **Linen & towels included?:** Yes, plus mid-week change.

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Air conditioning is featured in the double bedrooms of the main house and in the bedroom in the annexe. Weddings, stag/hen parties and any special events are not allowed. When minimum occupancy is booked, the annexe may not be accessible and this remains at the owner's discretion. Please enquire should you require details. Please note home security devices may be installed at the villa, 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 that your booking will only be confirmed once we have checked availability with the owner or their property manager.

- **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?:** Outside only.

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

- **Heating costs included?:** Extra €500 (main house) + €100 (annexe), 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, plus mid-week change.

- **Pool opening dates?:** The pool is open approximately June to September. 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.