

Villa Arcieri

Region: Umbria **Sleeps:** 14

Overview

Villa Arcieri sits in an idyllic position within rural Umbria, enjoying sweeping views of the rolling hillsides, vineyards and olive groves. This beautiful 19th century house has been lovingly restored, with original features and wooden furnishings creating a cosy and authentic feel throughout.

The villa is made up of four apartments, sleeping up to 14 guests across a total of 7 bedrooms and offering both privacy and plenty of shared space. Two self-contained apartments are found on the ground floor and another two upstairs on the first floor. Each apartment features its own kitchen and dining area, with terracotta tiles, stone walls and wooden beams running through the whole house. An independent annexe with a spacious lounge and large dining table to seat all guests is the perfect place for everyone to gather for meals and spend time together.

Surrounded by lush greenery and unspoilt landscape, the outdoor setting at Villa Arcieri is serene and inviting. The large swimming pool sits at the end of the garden and features views across the Umbrian countryside. Framed by lines of sun loungers, the poolside area is a fun space for everyone to relax and enjoy themselves. There are picnic benches and coffee tables as well as shaded spots for sheltering from the sunshine. The covered al-fresco dining area is a lovely place to spend your evenings eating delicious meals and watching dusk fall.

Just a 20-minute drive from the villa you will find the medieval town of Todi, featuring a beautiful central piazza and some great cafes and restaurants. Civitella del Lago is a pretty hilltop village worth visiting for its breathtaking views over Lake Carbora. On clear days it's also possible to glimpse the city of Orvieto across the lake. This ancient city perched on the rockface is famous for its impressive cathedral, the spires of which can often be seen glistening in the sun.

The town of Assisi is just under an hour's drive from the villa, as are the cities of Terni and Perugia. A city rich in art and culture, Perugia is a bustling and exciting place to visit. As well as historic buildings and quality restaurants, the city enjoys a lively nightlife, mainly due to its large student population.

Lake Bolsena is within easy driving distance and is the largest volcanic lake in Europe. It features a mixture of sandy and pebbly beaches plus various watersport activities and fishing opportunities. Slightly further afield you will also find Lake Trasimeno, one of Italy's largest and most scenic lakes and a must-visit when in the region.



Facilities

Maid Service Available • Rural Location • Cots (Cribs) • Watersports •
Tennis Nearby • Private Pool • Great Value • Weddings • Wi-Fi/Internet •
Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on
Request • <1hr to Airport • Hairdryer • Stag/Hen Allowed • Ground Floor
Bed & Bath • Satellite TV • Working Fireplace/Woodburner • Heating •
High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Wine Tasting •
Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit &
Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

Interior & Grounds

Villa Interior

Ground Floor

Apartment 1

- Open-plan kitchen/diner
- 2 x double bedrooms
- 2 x bathrooms with showers

Apartment 2

- Open-plan kitchen/diner
- Double bedroom
- Twin bedroom
- Bathroom with shower

First Floor (accessed via an internal staircase)

Apartment 3

- Open-plan kitchen/diner
- Double bedroom
- Bathroom with shower

Apartment 4

- Open-plan kitchen/diner
- 2 x double bedrooms
- Bathroom with shower

Separate Annexe

- Living/dining area with table and chairs to seat 16 guests
- Laundry room

Outside Grounds

- Swimming pool (12m x 6m, depth: 1.5m) open approximately May – end-September
- Poolside terrace with sun loungers
- Covered al-fresco dining area
- BBQ
- Fenced grounds
- Grassy lawns (sloping/partially terraced)
- Private parking

Facilities

- Wi-Fi
- Heating
- TV
- Oven
- Fridge/freezer
- Kettle
- Coffee maker
- Washing machine
- Iron and ironing board (on request)
- Hairdryer



Location & Local Information

Nestled in the heart of Umbria, Villa Arcieri enjoys a rural location close to medieval villages, animated cities and sublime nature.

The hilltop town of Todi is just a 20-minute drive away and its winding streets and ancient buildings are sure to take you back a few centuries. At the top of the hill sits the stunning Piazza del Popolo as well as a smattering of great cafes and restaurants.

Lake Carbora is an artificial lake close to Umbria's border with Lazio which can be best viewed from the nearby village of Civitella del Lago. Perched high on the hilltops, this pretty village enjoys sweeping views across the lake and on clear days you can even catch a glimpse of Orvieto in the distance. One of Italy's oldest cities, Orvieto is known for its spectacular cathedral, the spires of which often reflect the light and can be seen sparkling in the sun.

The vibrant city of Perugia is less than an hour's drive from the villa and boasts a fascinating historic, cultural and artistic heritage. Featuring lively markets, medieval architecture and one of Italy's first universities, Perugia enjoys a bustling and authentic atmosphere. There are some lovely restaurants and the city benefits from a great nightlife, thanks in part to its large student population.

Other interesting places to visit include Assisi, famous for being the birthplace of St Francis, and Terni, which are both around an hour's drive from the villa. Spoleto is a real hidden gem within the region and less touristy than some of its neighbours, while the medieval town of Gubbio is famous for its gothic buildings, baroque cathedral and beautiful palace.

Step away from the region's ancient towns and dynamic cities and immerse yourself in stunning landscapes and exquisite nature. Lake Bolsena is the largest volcanic lake in Europe and is just over an hour away from the villa. The lake was formed by the collapse of multiple volcanoes which also created two islands in the middle of the lake and is a scenic place to fish, try your hand at various different water sports or take a boat trip. Venture further afield and you will find Lake Trasimeno, one of Italy's largest and most breathtaking lakes. It is definitely worth a visit to discover the 'green heart' of Umbria.

Local Amenities

Nearest Airport	Perugia (52km)
Nearest Airport 2	Rome Fiumicino (193km)
Nearest Train Station	Todi (12km)
Nearest Town	Todi (12km)



Nearest Restaurant	(12km)
Nearest Supermarket	(12km)
Nearest Bar/Pub	(7km)
Nearest City	Perugia (50km)
Nearest Golf	Perugia (50km)
Nearest Tennis	Todi (12km)

What we love

- This 19th century house boasts stunning original features including wooden beams, stone walls and terracotta tiles
- Villa Arcieri enjoys a serene setting within rural Umbria, surrounded by rolling hillsides, olive groves and vineyards yet only a 20-minute drive from the hilltop town of Todi
- The historic city of Perugia is less than an hour's drive from the villa, while Assisi, Spoleto and Orvieto are all within easy driving distance
- Enjoy swimming and watersports at nearby Lake Bolsena or take a day trip to one of Italy's most beautiful lakes, Lake Trasimeno

What you should know...

- This house is made up of 4 self-contained apartments (two on the ground floor and two on the first floor), making it ideal for larger groups travelling together but also looking for some privacy
- The undulating grounds feature sloping/partially terraced lawns and steps down to the pool
- Short breaks may be possible on request outside end June-end August. Please enquire

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 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.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Small pets may be accepted on request only and with prior agreement with the owner.
- **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.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Extra €220, payable locally in cash. This is for a standard changeover clean. 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 (short-breaks may be possible on request between January and June).
- **Heating costs included?:** No, extra payable locally in cash and based on consumption (approximately €60/day).
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€3 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 approximately May 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.
- **Property Licence Number:** IT054052B501014122