

# Frate Sole

Region: Umbria    Sleeps: 6

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## Overview

Gaze over the valley towards Assisi's magnificent medieval fortress as you relax in your al-fresco lounge, surrounded by the tranquil sounds and sights of the 'Green Heart of Italy'.

Frate Sole is a unique holiday home with exceptional owners who have created a contemporary haven of calm near the world-famous town of Assisi. Relax in the al-fresco lounge in the shade of the pergola with a glass of wine, perhaps from the vineyards of nearby Monte Subasio, as you admire the remarkable sunset.

The heated swimming pool is also positioned to make the most of the endless vistas of hills, woodland and the Rocca Maggiore, and there is ample space to dine al-fresco by the barbecue. Green lawns, swathes of summer lavender and scattered olive trees add to the peaceful vibe of the glorious grounds.

The interior open-plan design is outstanding with contemporary décor, artistic sculptures and state-of-the-art features such as air-conditioning throughout, an integrated speaker system and an iPad for you to select your chosen music, whether in the relaxing living area or by the swimming pool. Most rooms have doors leading to the lower gardens or courtyard, including the three inviting bedrooms, each with their own en suite bathroom. A fourth shower room includes a sauna for an added touch of luxury!

Fall in love with Assisi when exploring its historic sights and learning all about this UNESCO World Heritage site – the Basilica di San Francesco is just 3km away, and the heart of the town is just a little further. Even closer is the beautiful forest, the Bosco di San Francesco, with its walking trails and amazing nature. A traditional osteria serves delicious Umbrian fare at the edge of the woods, just 1km from the villa.

## Facilities

Walking/Hiking Paths • Ideal for Kids • Golf Nearby • Air-Con • Cycling • Horse Riding • Wine Tasting • Tennis Nearby • Private Pool • Historical Sites • Villa • Maid Service Available • Ideal for Teens • Cots (Cribs) • Heated Pool • All Bedrooms En-Suite • Modern • Ground Floor Bed & Bath • <1hr to Airport • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Bicycles Provided • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Sauna/Steam • Working Fireplace/Woodburner • Heating • Board games • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds



# Interior & Grounds

## Villa Interiors (190m2)

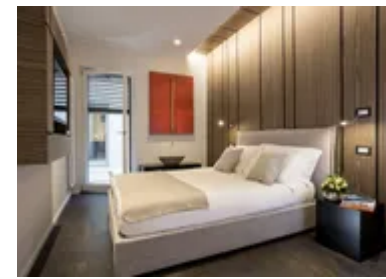
- Open-plan living-dining room with fireplace, TV and sliding doors leading outside
- Open-plan kitchen, well-equipped including oven, microwave, dishwasher, fridge-freezer, kettle, toaster and coffee maker
- Master bedroom with en suite shower room
- Double bedroom with en suite shower room
- Double bedroom with en suite shower room
- Sauna and shower room

## Outside Grounds

- Salt-water heated swimming pool (12x4m, depth: 1m) with hydromassage area and floating lounge. Open approximately May to September
- Pergola with al-fresco lounge and dining area
- BBQ
- Outdoor lighting
- Small central courtyard (with steps leading up to upper terrace and pool area)
- Fenced grounds
- Bikes (x4)
- Parking

## Facilities

- Wi-Fi
- TV (with English-speaking news channels)
- I-Pad
- Integrated sound speakers
- Board games
- Table tennis
- Hairdryers
- Mosquito nets
- Bikes (x4)
- Home automation system
- Security cameras
- Ironing facilities
- Baby bed and high chair (on request)



# Location & Local Information

With magical views towards Assisi's medieval fortress, Rocca Maggiore, and the surrounding valley, Frate Sole enjoys a picture-perfect setting just 3km from the Basilica di San Francesco and close to the heart of the enchanting and historic town.

It's just over 1km to the nearest restaurant, a rustic osteria with traditional Umbrian food, whilst the nearest shops and supermarkets are in and around Assisi, a short drive (or bike ride) away.

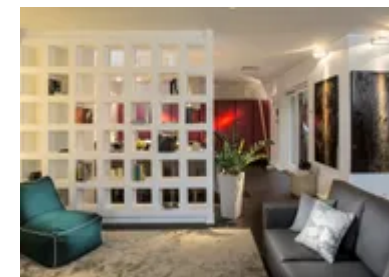
It's no wonder Assisi is a UNESCO World Heritage Site – it's an incredible town filled with wondrous art, history and Umbrian charm. The architecture will astound you and, alongside the visitors that flock to see the unique sights, you will fall in love with Assisi as you explore its narrow lanes, peruse its pretty shops and come across artistic treasures. It's especially enchanting by night as many of the day-trippers depart, and you can find charming restaurants serving the very best authentic cuisine, from wild boar porchetta to pasta, farro and autumn truffles accompanied by delicious Umbrian wines.

The forest, Bosco di San Francesco, is also close to the villa and a wonderful place to connect with nature and for peaceful walks with all the family. There are well-marked trails to follow, and it's a particular delight on hot summer days as you seek shade in the tranquil woodland.

In the 'Green Heart of Italy', there's a wealth of other idyllic Umbrian villages to explore, such as the medieval hill towns of Spello (15km), Bevagna (22km) and Montefalco (30km) or a little further to Spoleto (50km) with its incredible Ponte delle Torre. Sip coffee at Piazza del Popolo in beautiful Todi (55km). If you are yearning to cross the border into southern Tuscany, then Cortona (70km) and Montepulciano (85km) are fine places to discover.

## Local Amenities

Nearest Airport	<b>San Francesco d'Assisi Airport (13 km)</b>
Nearest Airport 2	<b>Florence (190 km)</b>
Nearest Train Station	<b>Assisi (6 km)</b>
Nearest Town	<b>Assisi (4 km)</b>
Nearest Restaurant	<b>Le Terrazze di Properzio (6 km)</b>
Nearest Supermarket	<b>Conad Superstore (7-8 km)</b>



Nearest City	<b>Perugia</b> (23 km)
Nearest Tennis	<b>Country Sporting Club</b> (7 km)
Nearest Golf	<b>Golf Club Perugia</b> (30 km)

## What we love

- This contemporary gem is outstanding in terms of both design and its beautiful, tranquil gardens.
- The views towards Assisi and the Umbrian hills from the upper terrace and swimming pool are stunning.
- Expect state-of-the-art features across this modern home.
- The villa is just 1km from a traditional *osteria* serving delicious Umbrian fare, on the edge of the beautiful forest, Bosco di San Francesco.
- Assisi's Basilica di San Francesco is only 3km away.

## What you should know...

- The enclosed gardens are on two levels – the lower level is accessed from the ground floor whilst the upper level (with the swimming pool and pergola) is above the villa, via stairs from the central courtyard or to the side of the home.

# 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 - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** By 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** No.
- **Other Ts and Cs:** Weddings, stag/hen parties and any other special events are not allowed.<br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.<br> 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.<br> Please note home security devices installed at the villa, please enquire for further information.<br>
- **Changeover day:** Saturday .
- **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 (mid-June to end-September) or 3 nights at other times.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Additional €60,00 per day, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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 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.