Villa Petroia

Region: Umbria **Sleeps:** 12

Overview

Overlooking a lush valley in northern Umbria, Villa Petroia is a beautifully restored 600-year-old medieval farmhouse set within a luxurious country estate. Blending historical charm with modern comforts, this villa offers the perfect base for a memorable family holiday or a getaway with friends.

The property accommodates 12 guests across a main house and a separate cottage, featuring six elegant bedrooms. Inside, you'll find a grand dining room, a cozy games room, and contemporary amenities including Wi-Fi, air conditioning in all bedrooms, and smart TVs.

Surrounded by gated, landscaped gardens, the villa's outdoor spaces invite relaxation. Enjoy a dip in the L-shaped infinity pool, dine al fresco under the olive trees, or fire up the Weber BBQ as the scent of lavender drifts through the air.

Located within a vast country golf estate, guests have access to 500 hectares of trails, cycling routes, golf facilities, and a restaurant. A resort and spa is also underway, set to open in 2025.

Just 5km from the villa, you'll find local shops, eateries, and vineyards scattered through the rolling hills. Nearby Umbertide (16km) offers charming streets, restaurants, a museum, and a unique octagonal church—perfect for a short day trip.

The regional capital, Perugia, lies just 20km away. This walled city is rich in culture and history, boasting Gothic architecture, fascinating museums, and cobbled streets lined with artisan boutiques and trattorias.

For a change of scenery, head to Lago Trasimeno (25km) for lakeside beaches and watersports, or take a longer drive to the iconic Tuscan city of Siena (110km) for a day immersed in history, art, and architecture.

Villa Petroia offers tranquillity, luxury, and a prime location from which to explore the heart of Umbria and beyond.









Facilities

Air-Con • Ideal for Kids • Walking/Hiking Paths • <1hr to Airport • Horse Riding • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Recommended • Historical Sites • Golf Nearby • Cycling • Villa • Weddings • Catering Available • Special Offer • Marquee Hire Permitted • Ideal for Teens • Has Discount • Maid Service Available • Cots (Cribs) • Outdoor Ceremony • Flexible Catering Options • Allow Ceremonial Fire • Heritage Collection • Parking Space • Wi-Fi/Internet • Allow External Caterers • Rural Location • No Corkage • Washing Machine • Outstanding

Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Laptop Friendly Workspace • Games Room • Indoor Games • Tumble Dryer • Dishwasher • Smart TV • Heating • Pre-Stocked Fridge Available • Cooking Classes Available • Wine-Tasting Available • Babysitting Available • Children's books • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds









The Villa

Ground Floor

- Well-equipped kitchen with double oven and dining table for six
- Open-plan living and dining room with sofas, TV, feature fireplace and dining table seating 12
- Laundry room with washing machine, dryer,
- Bathroom with WC and sink

First Floor

- Master bedroom with double bed, and en-suite bathroom with hydromassage bath, shower, WC and sink
- Bedroom with double or two twin beds and en-suite bathroom with shower, WC and sink
- Bedroom with double or two twin beds and en-suite bathroom with shower, WC and sink
- Bedroom with double or two twin beds and en-suite bathroom with shower, WC and sink
- Games room with sofas, table tennis, snooker table and board games
- Bathroom with WC and sink

Cottage

- Well-equipped kitchen with breakfast bar
- Open-plan living space with dining table seating 4 and doors onto terrace
- Bedroom with Queen sized double bed and en-suite bathroom with hydromassage bath, shower, WC and sink
- Bedroom with Queen sized double bed and en-suite bathroom with shower, WC and sink

Outside Grounds

- Landscaped gardens (2.5 acres)
- L-shaped salt water infinity pool (11.3m x 6.3m/5m x 4.4m)
- Sun loungers
- Covered pergola with dining table seating 12
- Al fresco seating area for 6 guests
- Car parking
- Weber barbecue

Additional Facilities

- Wi-Fi
- Air-conditioning (all bedrooms)
- Bose sound system
- Smart TVs
- Snooker table
- Golf clubs
- Croquet set
- Children's books and games
- Iron and ironing board

Location & Local Information

Set within a stunning golf estate in the Umbrian countryside, everything you need for a relaxing getaway is right on your doorstep. Golf enthusiasts can enjoy a spectacular 18-hole course, clubhouse, driving range, and bar—all open to guests, with clubs conveniently provided at the villa.

Beyond golf, the estate offers scenic hiking trails and cycling routes, along with a charming restaurant in a former castle, serving authentic Umbrian cuisine.

Just 20km away, the historic city of Perugia offers the perfect day trip. Stroll its pastel-hued streets, visit the impressive Palazzo dei Priori in Piazza IV Novembre, and explore its many churches, museums, and galleries. Perugia also hosts two unique festivals: Umbria Jazz in July and a chocolate festival in October, complete with factory tours and chocolate-making classes.

For more exploration, Gubbio (40km) is Umbria's oldest village, rich in medieval charm and known for landmarks like the Palazzo dei Consoli and Basilica of Sant'Ubaldo. Local dishes often feature the region's prized truffles.

Don't miss Assisi (50km), the birthplace of Saint Francis and a UNESCO World Heritage site. Its crowning jewel, the Basilica di San Francesco, is stunning by day and magical when lit at night—ideal for an evening visit and romantic dinner.

For a longer adventure, Siena (110km) is just under 90 minutes away. With its striking Duomo, the iconic Piazza del Campo, and timeless atmosphere, it's one of Italy's most captivating cities.

Local Amenities

Nearest Airport	**San Francesco d'Assisi Airport (34km)**
Nearest Airport 2	**Leonardo da Vinci International Airport (230km)**
Nearest City	**Perugia (20km)**
Nearest Golf	**2km (Within the grounds of an extensive golf estate)**
Nearest Restaurant	**(2.2km)**
Nearest Supermarket	**(2.5km)**
Nearest Town	**San Giovanni del Pantano (3.8km)**









Nearest Train Station	**Perugia (20km)**

What we love

- This lovingly-restored 600-year-old farmhouse is entered via a secure gate offering you extra privacy while on holiday.
- The vast gardens are a peaceful oasis with an L-shaped pool and views of the valley below.
- There are lots of extras you can book to add special touches to your trip, such as tours of historical towns, catering services, drivers, babysitters, beauty treatments, truffle hunts and much more!
- The villa is located within the grounds of a luxurious golf estate, here you can find incredible golfing facilities, a restaurant and 500 hectares of parkland.

What you should know...

- The accommodation is split between the main house which sleeps 8 and the cottage which sleeps 4, this is ideal for families or small groups travelling together as you have some space to yourselves.
- A car is recommended for visiting the surrounding attractions and towns.
- The pool is not fenced, so children should be supervised when outdoors.

Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. - 6.30 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 8.00 a.m. - 10.00 a.m.

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

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

- **Pets welcome?:** 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.
 Please note home security devices are installed at the villa, please enquire for further information.

- **Changeover day:** Friday, Saturday and Sunday from October to May. Friday only from May to September. 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.

- **Other Cleaning:** Maid service included once a week

- **Smoking Allowed?:** Outside only.

- **Other 2:** Christmas bookings are available on request and may be subject to an additional charge. As a result, the quote shown when checking the price may not reflect the final price. Please enquire with a member of our team to confirm availability and receive an accurate quotation.

- **Minimum stay:** 7 nights. Short breaks available October to mid-May on request.

- **Heating costs included?:** Extra cost based on consumption, payable locally in cash.

- **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?:** 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.