

# Poet's House

**Region:** Umbria **Sleeps:** 28

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## Overview

Sitting amidst the forests and woodlands of the Umbrian countryside, close to the Tuscan border, Poet's House is ideally situated for a getaway in central Italy.

This home is a truly unique place to stay; constructed between 1500 and 1707, it was once a small settlement with a chapel, a number of houses and a lookout tower surrounded by arable land. In recent years this former hamlet has been converted into 6 connected dwellings which can sleep up to 30 guests in comfort.

As you approach the property through lush fields you will notice the series of beautiful houses which are built along the side of a little cobbled road looking out over breath-taking vistas.

This collection of villas will be rented exclusively by your party, making it the perfect place for a large family break, or a trip with a few different groups of friends. Each individual home varies in size; there is a villa which sleeps 8 guests, three villas which sleep 6 guests and 2 villas which sleep 2 guests but also have additional sofa beds. This means a number of groups can travel together but have their own privacy when needed.

All of the villas have been lovingly decorated to honour the long history of the buildings and yet they remain light, airy and spacious. Indoors you will find antique furnishings, high quality linens, local materials and open-fireplaces. The villas also have fully-fitted kitchens, Wi-Fi, smart TVs and some have their own terraces or patios.

The outdoor space is shared between the 6 homes and with 10 acres of manicured grounds, there is plenty of room for everyone. Whether you wish to dine al-fresco, relax on the lawns with a good book or take a dip in the inviting swimming pool, the gardens are a wonderful feature and you are sure to spend lots of time out there.

Although the house is in a rural location, the nearest shop, bar and bakery are under a 10-minute drive away and there are many more amenities in the town of Umbertide which is a mere 8km from the villas. Umbertide is a historic town and is a lovely place to walk around; you can visit ancient churches, a museum, castle and art gallery as well as many shops and eateries. There are also a number of restaurants dotted around the countryside which surround Poet's House if you wish to have a meal with a view!

Another place to visit nearby is Montone which is 8km in the opposite direction. This quaint medieval village still sits inside its original walls and is packed with notable architecture. Make sure to visit the Gothic church and municipal museum while you are there and why not sip your afternoon coffee at a street side café with views over the valley below.



There are plenty more places to visit in this gorgeous and diverse area such as the Antognolla Golf Resort (23km away) the city of Perugia (46km away) and Lake Trasimeno (35km away). The home owners are also happy to arrange trips to nearby vineyards and other excursions.

## Facilities

Private Pool • Walking/Hiking Paths • Horse Riding • Watersports • Ideal for Kids • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Cycling • Sailing • Boat Trips • Wine Tasting • Air-Con • Golf Nearby • Villa • Weddings • Ideal for Teens • Dry Hire Option • Marquee Hire Permitted • Cots (Cribs) • Chapel on Site • Outdoor Ceremony • Ground Floor Bed & Bath • <1hr to Airport • Flexible Catering Options • Parking Space • Wi-Fi/Internet • Allow External Caterers • Rural Location • Indoor Reception Available • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Laptop Friendly Workspace • Dishwasher • Microwave • Smart TV • Working Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Cooking Classes Available • Wine-Tasting Available • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interiors

### Villa 1, sleeps 8 (251sqm)

#### Ground Floor

- Entrance Hall with feature staircase
- Living area with sofas, piano, fireplace and TV
- Kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Dining room with table seating 10
- Bedroom with double or twin beds and en-suite bathroom with bath tub, shower attachment, sink and WC

#### First Floor

- Bedroom with twin beds and en-suite bathroom with bath tub, shower attachment, sink and WC
- Bedroom with double bed and en-suite bathroom with bath tub, shower attachment, sink and WC

#### Second Floor

- Bedroom with double bed and en-suite bathroom with bath tub, shower attachment, sink and WC

### Villa 2, sleeps 6 (217sqm)

#### Ground Floor

- Dining room with table seating 6 guests
- Kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine

#### First Floor

- Living room with armchairs, desk, fireplace, TV and doors to outside seating area
- Bedroom with double bed and en-suite bathroom with bath tub, shower attachment, sink and WC
- Study

#### Second Floor

- Bedroom with four-poster double bed, en-suite bathroom with bath tub, shower attachment and sink, with doors to private terrace
- Bedroom with twin beds or king-sized bed with en-suite bathroom with bath tub, shower attachment, sink and WC
- Separate WC

### Villa 3, sleeps 6 (223sqm)

#### Ground Floor

- Kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Dining room with table seating 6 guests



#### *First Floor*

- Living room with sofas, fireplace and TV
- Bedroom with king-sized four poster bed and en-suite bathroom with bath tub, shower attachment, sink and WC
- Bedroom with twin beds or king-sized bed with en-suite bathroom with bath tub, shower attachment, sink and WC

#### *Second Floor*

- Bedroom with double bed and en-suite bathroom with bath tub, shower attachment, sink and WC

#### **Villa 4, sleeps 6 (186sqm)**

##### *Ground Floor*

- Living room with sofas and TV
- Dining room with table seating 6 guests (accessed via steps)
- Kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine

##### *First Floor*

- Bedroom with iron double bed and en-suite bathroom with bath tub, shower attachment, sink and WC
- Bedroom with double bed
- Bedroom with twin beds or king-sized bed
- Bathroom with bath tub, shower attachment, sink and WC

#### **Villa 5, sleeps 2 (68sqm)**

##### *Ground floor*

- Dining room with table seating 4 guests
- Kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine

##### *First Floor*

- Living room with sofa, arm chair, desk, wood burner and TV
- Bedroom with four poster bed, and en-suite bathroom with bath tub, shower attachment, sink and WC

#### **Villa 6, sleeps 2 (35sqm) UNAVAILABLE IN 2027**

- Living room with sofa and TV
- Kitchen with table seating 2 guests, oven, hob, fridge freezer, dishwasher, microwave, toaster, kettle and coffee machine
- Bedroom with iron double bed and en-suite bathroom with shower, sink and WC

#### **Outside Grounds (10 acres)**

- Swimming pool (6.4m x 13m) open approximately April to mid-November
- Landscaped gardens
- Chapel
- Outdoor dining tables
- Private seating areas for some villas
- Sun loungers

- Fountain
- Private parking

**Facilities**

- Wi-Fi
- Air conditioning
- Central heating
- Smart TVs
- Alexa
- Fans (available on request)

# Location & Local Information

Poet's House is in an idyllic position; located in Umbria and yet bordering Tuscany, so you are able to visit natural attractions, villages and towns in both of these beautiful regions. The 6 stunning homes are situated amongst forests and rolling fields, yet shops and nearby towns are easily reached.

Sitting in the vast gardens overlooking the surrounding countryside, you will be able to truly unwind in this serene, rural location. However, you are not cut off from amenities here and if you need to pop to a shop or pick up something for breakfast then there is a bar, shop and bakery just 2.5km away from the villa.

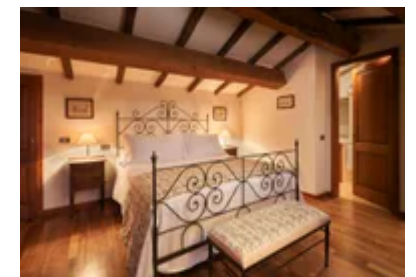
There are many villages and towns dotted around this area and one of the closest is Umbertide. 8km away from the home, this historic town has been here for over 2000 years so has a wealth of preserved buildings and sites to see such as archaeological remains, museums, a fortress, castle and the stunning Church of Santa Maria della Pietà, which contains 15th-century frescoes. The town also has a wide range of shops and restaurants, while here you could pick up some of the local ceramics which the area is known for.

Also 8km away is Montone which is a pretty walled village; a lovely place to stop at a café as you can overlook the oil-painting-like landscape as you enjoy your lunch. There are a lot of sights to discover such as the Consul's palace, St Francis' church and a number of museums, there is even a theatre that hosts outdoor musical concerts in the summer.

This lush, green region is the perfect place for getting back to nature and spending time together outdoors. A great place for this is Lake Trasimeno which is lined with lake beaches, the closest being Sualzo beach, which is 35km away and is ideal for swimming and sunbathing. Those looking for an active day out should visit the Antognolla golf resort which is 23km away. This incredible resort has an 18-hole golf course but also has tennis courts, hiking trails, bicycle hire and restaurants so is a good place to go with your entire group as there is something for everyone!

It would be a shame to visit Umbria without making a trip to its capital Perugia which is 46km away and well worth the drive. This picturesque city looks as though it has remained unchanged for centuries and is a pleasure to wander around. Starting at the main square the Piazza IV Novembre you can work your way through the maze-like backstreets to find artisan shops, charming restaurants and countless cultural attractions. A must-see is the Palazzo dei Priori which is a staggering 13th century palace. If you are here in July, then Perugia hosts a world famous Jazz festival during this time.

Other towns worth visiting include Gubbio which is the oldest town in Umbria, 38km away and the UNESCO World Heritage town Assisi, 62km away and both of these are wonderful places for a day out.



## Local Amenities

Nearest Airport	<b>San Francesco d'Assisi Airport (44km)</b>
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Nearest Airport 2	<b>Florence Airport (149km)</b>
Nearest Restaurant	<b>(4km)</b>
Nearest Town	<b>Umbertide (8km)</b>
Nearest City	<b>Perugia (47km)</b>
Nearest Bar/Pub	<b>(2.5km)</b>
Nearest Supermarket	<b>(5km)</b>
Nearest Golf	<b>Antognolla Golf (28km)</b>
Nearest Train Station	<b>Passignano Sul Trasimeno (36km)</b>
Nearest Beach	<b>Sualzo Beach (35km)</b>

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## What we love

- Poet's House is a cluster of 6 elegant villas which were once a historic hamlet
- Each home is decorated to the highest standard and offers Wi-Fi, Smart TVs and streaming services
- The dwellings are nestled in 10 acres of private grounds which contain a swimming pool and plenty of spots to dine al-fresco enjoying the weather and panoramic views
- Though located in the countryside; the nearest amenities are under a 10-minute drive away and the towns of Umbertide and Montone are 8km away. You can also visit the city of Perugia which is 46km from the villas

## What you should know...

- Due to the rural location of the villas, it is recommended that you bring cars to visit nearby towns in Umbria and Tuscany.
- Some of the charming villas have a number of staircases so may not be suitable for some guests, though others have bedrooms on the ground floor.
- Please note that 'Villa 6' will be unavailable for stays in 2027. The villa will be occupied by the resident manager, they will be very happy to help.
- Please note that 2 additional guests can be accommodated on sofa beds, please enquire for more details.
- Please note the property is made of 6 villas plus a church.
- There is a domestic use of BBQ's, one for each villa.
- The general manager of the villa will assist guests from arrival to departure.

# Terms & Conditions

- **Security deposit:** €1000 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. 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?:** Not allowed.
- **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 that 4 extra guests can be accommodated on sofa beds. Please enquire for further details. Poet's House is made of 6 houses + church and there is a domestic use BBQ's, one for each house. Please enquire for more details. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. However, 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:** 4 nights in July and August 2024. 3 nights during all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately April to mid-November. 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.