Gens Flavia

Region: Umbria **Sleeps:** 3

Overview

History lovers will enjoy staying at Gens Flavia, a modern and artsy apartment located in the historic centre of Spello – one of central Italy's many charismatic towns located in Umbria. The Umbrian region is well known for its vibrant nature, bustling wine scene and picturesque villages, and this welcoming apartment is a great base for enjoying your stunning surroundings.

The one-bedroom property is a real hidden gem. As you step in, you're immediately immersed in a marvellous mingling of colours – think corals, pinks and greens – adding a splash of fun to the otherwise laid-back space. With a homey living room overlooking the dipping hills of the Chiona valley, you'll never be short of amazing views.

This apartment is a treasure trove of vintage delights, tastefully decorated with art and eclectic touches throughout. After a long day, relax into the cloud-like sofa or nap on the king-size bed – the bedroom is finessed with heavenly throws in pastel shades and with wooden furniture adding a sense of modern-day bohemia.

The inviting terrace is located on the lower level with the bathroom and is the absolute highlight of the apartment. Perfect for a morning coffee or an afternoon aperitif, it has potted olive and citrus trees as well as strings of lights creating a lovely ambience when the night approaches. As the sun slips behind the horizon, watch with a glass of wine from the nearby vineyards before getting ready for dinner in one of the many authentic trattorias below. A garden of 360sqm shared with the other owner's unit (La Camerata) is at guests' disposal. It's close to the apartment and enjoys mesmerising views of the Chiona Valley.

One of the best-preserved medieval towns in the region with an excellent restaurant scene typical for robust Umbrian cuisine, fine wines and historic buildings, Spello is the ideal base for a romantic getaway from which to discover the extraordinary region also known as the 'green heart of Italy'.

Venture outside of the city to soak up the magnificent views and breathtaking landscapes of the surrounding hills. The Parco Nazionale dei Monti Sibillini offers many walking trails among peaks up to 2,476m as well as rich fauna, flora and medieval hilltop towns to admire. The rolling mountains of the Monte Cucco Park located only a one-hour drive away are a part of a tranquil nature reserve fantastic for hiking and paragliding.

When you wish to explore more historic places, take a scenic 15-minute drive to Assisi, the birthplace of St. Francis. Climb up the massive UNESCO Basilica of St. Francis to see its 13th-century frescoes portraying the life of the Italian saint as well as the crypt which houses his tomb.

Among the other lovely cities dotted around the undulating hills is Perugia, known for its defensive walls built around the historic centre and the Priori









Palace that exhibits regional art from the 13th century onwards.

Terni is located an hour's drive away while the famous hill towns of Orvieto as well as Todi, Gubbio and Montepulciano are also within easy reach.

During spring and summer, why not escape the blazing Italian sunshine and head to the closest city on the Adriatic coast, Ancona? The capital of the Marche region, it has many sandy beaches where you can spend the day.

Facilities

Ideal for Kids • Weddings • Historical Sites • Exclusive • Walking/Hiking Paths • Walk to Village • Wine Tasting • Recommended • Air-Con • Cots (Cribs) • Ideal for Teens • Townhouse/Apartment • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV • Heating • Cooking Classes Available • Wine-Tasting Available • Babysitting Available • High Chair(s)

Interior & Grounds

Apartment Interior

Ground Floor
- Kitchen with a fridge, freezer, dishwasher, induction hob, oven, coffee machine and espresso machine
- Large dining area for 4 guests
- Living room with a sofa bed and lounge furniture
- Master bedroom with a king-size bed

Lower Ground Floor
- Family bathroom with a walk-in shower and WC

Outside Grounds (Lower Ground Floor)

- Private terrace with sun beds and lounge furniture

Facilities

- Wi-Fi
- Air-conditioning
- Satellite TV









Location & Local Information

From medieval villages to sun-splashed vineyards and green hillsides, Italy's Umbria region seduces travellers with the diversity of its landscape.

Located in the very heart of Spello – a small town nestled in the foothills of Mount Subasio – you are just a stone's throw away from the town's cobbled streets and romantic alleyways. It only takes a couple of minutes to reach the central square, Piazza della Repubblica, where you can shop at markets and browse stalls selling everything from artisan produce to handmade souvenirs. Get lost in the narrow streets adorned with colourful flower-filled balconies and visit the ancient Villa dei Mosaici museum, a Roman villa in the Sant'Anna neighbourhood where you can see ancient mosaic floors.

Boasting the traditional conveniences of a city lifestyle, the closest supermarket is only a 10-minute walk away, allowing you to prepare tasty meals in the comfort of your holiday home. If you are visiting in June, you'll be able to attend the celebrated L'Infiorata floral street art festival.

Perugia is only a 15-minute drive away, making it a wonderful place for an afternoon stroll. Umbria's capital will help you to understand the immense history of the region thanks to its array of Etruscan archways, Gothic palazzos and winding streets. Grab an ice cream and join other gelato-loving tourists on the steps of the city's cathedral or explore its dining scene – think everything from creamy pasta dishes to indulgent coffee deserts.

Wine connoisseurs should head to the famed wine region of Montepulciano to sip on its full-bodied red wines and visit vineyards perched on the hillside of the Val d'Orcia, in the heart of Tuscany. Once there, make sure to visit the Torre di Pulcinella clock. On the Piazza Grande you will find the 14th-century Palazzo Comunale, with a tower offering cinematic views of the surrounding countryside.

Terni, also known as the 'City of Lovers' as Saint Valentine was born there, is only a one-hour drive away. Boasting many important archaeological remains such as a Roman amphitheatre and 12th-century churches, it should not be missed on your itinerary if you're a fan of strolling around and admiring the historic architecture. Just outside the city is the mind-blowing Cascata delle Marmore – a man-made waterfall created by the ancient Romans with sweeping forest trails and viewing platforms.

To see the best of both old and new Tuscany, head to charming Arezzo. It has a hilltop cathedral with painted vaulted ceilings and a 15th-century fresco of Mary Magdalene by Piero della Francesca – a must-see landmark. If you are feeling active then walk up to the imposing Medicean Fortress – an impregnable medieval marvel offering one-of-a-kind city views.

The sparkling jewel of Italy's glistening crown, Florence can be reached in just two hours by car and is full of Renaissance architecture, interesting galleries, museums and a vibrant dining scene perfect for a culture-filled day trip.









Local Amenities

Nearest Airport	**San Francesco d'Assisi Airport (23.3 km)**
Nearest Airport 2	**Leonardo da Vinci International Airport (194 km)**
Nearest Town	**Foligno (7 km)**
Nearest City	**Perugia (31 km)**
Nearest Restaurant	**Il Pinturicchio (700 m)**
Nearest Bar/Pub	**Bar Di Bizzarri Elisa (900 m)**
Nearest Supermarket	**SUPERCONTI SPELLO (1 km)**
Nearest National Park	**Parco Nazionale dei Monti Sibillini (68 km)**

What we love

- A clever dialogue between past and present, Gens Flavia is a stylish oasis and a masterclass in eclectic design.
- The cobbled terrace decked out with lounge chairs, umbrellas and hanging tea lights invites you to enjoy al-fresco evenings under the stars.
- Located in the heart of Spello, a range of amenities await just beyond your front door.
- Go on a hunt to find prized white tartufi in the surrounding forests on one of the many private. truffle-hunting tours that can be arranged by the host.

What you should know...

- Please note that due to the many steps and stone surfaces, this apartment is not suitable for very small children under 7 years old.
- The bathroom is down a flight of stairs on the lower ground level.
- The sofa bed can accommodate one adult, bringing the capacity of this apartment to maximum 3 adults. Alternatively, it can accommodate 2 adults and 1 child.
- There is no parking directly outside the house; however, parking is available just a few minutes away, along an uphill street. Guests may temporarily stop near the property to load and unload their luggage. Please enquire for more information.
- The kitchen is small and not a professional kitchen and chef services cannot be provided at this property.
- If you are interested in hosting a wedding near Spello, the owner has a beautiful residence just a 5-minute drive away - please see the "Events" tab for more details.

Terms & Conditions

- **Security deposit:** €300 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. - 8.00 p.m. Check-in outside these hours is subject to an additional fee of €50 and is available only upon request and subject to the owner's prior approval. 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:** The sofa bed can accommodate one adult, bringing the maximum capacity of this apartment to 3 adults. Alternatively, it can accommodate 2 adults and 1 baby. Please note that due to the many steps and stone surfaces, this apartment is not suitable for very small children under 7 years old.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €160, per week, payable in cash locally. 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:** For stays longer than one week, a mandatory weekly cleaning is required at the end of each week (€160, payable locally).

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

- **Other 2:** Weddings, stag/hen parties and any special events are not allowed at the accommodation. Events are possible at the owner's separate events venue a short drive away, subject to prior arrangement with the owner and additional charges. Please see the "Events" tab for details.

- **Other 3:** Cot and highchair are available on request for an extra fee of €85 (€90 in 2027) each per week.

- **Minimum stay:** 5 nights. All other durations on request.

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

- **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.