

Fortebracci

Region: Umbria **Sleeps:** 12

Overview

Conveniently located close to the border of Tuscany and within an hour of Perugia, Fortebracci is situated right at the heart of Italy. Nestled amongst the Umbrian hills, this relaxing countryside abode offers breathtaking views of the surrounding olive groves and woodlands, making it the perfect spot to take a breather from the hustle and bustle of daily life.

With capacity for 12 guests, the terracotta-coloured villa overlooks a clear blue swimming pool with numerous places to relax. You don't have to worry about missing out on the views from the interior of this gorgeous three-storey villa: floor-to-ceiling windows take the place of walls in the spacious living area, giving it an inside-outside feel. The open, modern kitchen is well-equipped for dinner parties, and guests can keep an eye out for deer while enjoying an aperitif in one of the various seating or lounging areas. Spacious double bedrooms occupy the first floor, while the basement hosts a cosy games room with a pool table that can be converted into table tennis and space for watching movies or playing video games. The games room is the ideal place for children to hang out on a rainy day, or for parents to enjoy a nightcap at the bar.

From the ground floor and the basement, steps lead out to the tiled pool area, offering lots of shady spots and an undercover dining area with unbeatable vistas of the countryside. Equipped for all seasons, the winter garden has an undercover pavilion with a wood-burning fireplace and a BBQ area, making it the perfect spot to enjoy a cosy candlelit dinner.

The closest town is Umbertide, under a 10-minute drive away. 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.

It would be a shame to visit Umbria without making a trip to its capital Perugia which is a 40 minute drive away. 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.

Great for groups of friends and families, the villa is a wonderful starting point for a variety of activities, from wine-tasting and truffle hunting tours to mountain biking and wild swimming. The region is also home to various historical sites, with Montone, Gubbio, and Assisi all within easy reach of the villa.



Facilities

Washing Machine • Walking/Hiking Paths • Horse Riding • Watersports • Canoeing/Kayaking • Wine Tasting • Air-Con • Golf Nearby • Historical Sites • Wi-Fi/Internet • Ground Floor Bed & Bath • Tennis Nearby • Cycling • Sailing • Hairdryer • Table Tennis • Pool/Snooker • Laptop Friendly Workspace • Maid Service Available • Rural Location • Indoor Games • Chef/Cook Available • Cots (Cribs) • Private Pool • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Water park • On-Site Concierge • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Electric Car Charger • Smart TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interior

Ground Floor

- Fully equipped kitchen with oven, kettle, toaster, microwave, blender, dishwasher, coffee maker and dining table seating 4 guests
- Spacious living room with sofas, fireplace, TV and dining table seating 10 guests
- 2 x bathrooms with showers and WCs
- 2 x bedrooms with double beds

First Floor

- 2 x bedrooms with double beds
- Bathroom with a whirlpool bathtub and WC

Basement

- Living room with double sofa bed, TV, pool table, table tennis and video games
- Bathroom with chromotherapy shower and WC
- Bedroom with double bed
- Bedroom with 2 single beds

Outside Grounds

- Swimming pool (9.5m x 7m, max depth: 1.4m). Open approximately beginning-April to end-October
- Jacuzzi heated(at extra cost)
- Sauna(at extra cost)
- Shaded dining area
- Spacious veranda
- Winter garden
- Pavilion with barbecue and outdoor wood oven
- Children's play area
- On-site parking for up to 5 cars
- Guest WC

Facilities

- Wi-Fi
- Air-conditioning (in 4 bedrooms and living room)
- Heating
- Hairdryer
- Fireplace
- Iron and ironing board
- HD TV with Amazon Prime Video, Netflix
- Bikes (on request)
- Pool table
- Table tennis
- Washing machine
- Games console: PS3
- Electric vehicle charging station



Location & Local Information

Fortebracci is located in the hilltop villages of the Upper Tiber Valley in Umbria. Within easy reach of both the Tuscan and Umbrian regions, the villa is surrounded by olive groves, farmland, and oak tree woodlands. This area is great for various outdoor activities, including horseback riding, hiking and mountain biking. The villa is also just 20 minutes from Antognolla Golf course.

Fortebracci is just a stone's throw from the medieval village of Montone, which has been awarded the Bandiera Arancione, otherwise known as the Orange Flag of excellence. Also named one of the most beautiful villages in Italy, you can be meandering through Montone's medieval lanes in just ten minutes from the villa. With a few good restaurants and wineries in the area, you don't need to venture far, but ten minutes in the opposite direction brings you to Umbertide for a large variety of supermarkets, restaurants and pharmacies. Città di Castello is just a 20-minute drive from the villa and is an interesting visit for art and architecture enthusiasts, as well as providing useful amenities such as supermarkets and restaurants.

Other local places of interest include Gubbio, Perugia and Lake Trasimeno, all within 40 minutes of the villa. Gubbio is an ancient Roman town famous for its Roman Theatre, the Palazzo dei Consoli, and the Festa dei Ceri, also known as Saint Ubaldo Day. It makes a fantastic day trip for people into history, but also those wanting to explore a beautifully traditional Umbrian town. Over six times the size of Gubbio, Perugia is an amalgamation of ancient cobbled streets and cosmopolitan charm. Hang out in the plazas of the Umbrian capital and marvel at the ancient architecture, and maybe even have a taste of the famous Umbrian chocolate, known as Baci, at the Casa del Cioccolato. If you'd rather steer clear of cities, going for a swim at one of Lake Trasimeno's 9 beaches is a great way to cool off during the Italian summer months. Hop on a ferry to explore the islands of Italy's fourth-largest lake.

Just past Perugia, Assisi is a popular spot for visitors who wish to see the birthplace of St. Francis, the patron saint of Italy. Religious pilgrims and tourists alike head to this World Heritage Town to visit the numerous churches and basilicas, and perhaps even catch one of the exciting events of Easter Holy Week or the Calendimaggio festival.

Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (38km)
Nearest Airport 2	Florence Airport (150km)
Nearest Restaurant	Umbertide (6km)
Nearest Bar/Pub	Umbertide (6km)



Nearest Supermarket	Umbertide (6km)
Nearest Golf	Antognolla Golf (22km)
Nearest Tennis	Circolo Tennis Umbertide (6km)
Nearest City	Perugia (40km)

What we love

- Fortebracci has a gorgeous outdoor space with an undercover BBQ and wood oven
- The villa has a handy charging station for electric vehicles
- Enjoy exceptional, panoramic views of the Umbrian countryside
- The villa is within driving distance of numerous historical landmarks

What you should know...

- The villa's simple design and furnishings make it perfect for easy-going groups.
- Due to the rural nature of the villa, it is recommended to hire a car to be able to easily explore the area.

Terms & Conditions

- **Security deposit:** €500 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:** 3.00 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?:** 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 may be installed at the villa, please enquire for further information.
 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.
 Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

- **Changeover day:** Flexible.
- **End of stay cleaning available?:** No. Extra €300, 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?:** Yes.
- **Other 2:** Please note the heating of the Jacuzzi is at extra cost on request.
 Please note that the use of the Sauna is on request in advance 24h before use at extra cost of 200€ for every 90 minutes session

- **Minimum stay:** 7 nights approximately July to end-September. 2-3 and 5 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?:** Not included.
- **Pool opening dates?:** The pool is open approximately beginning-April to end-October. 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:** CIR : 054033CASAP31666 CIN : IT054033CASAP31666