

Minimella

Region: Umbria **Sleeps:** 7

Overview

Charm, elegance and a sprinkle of romance make Minimella a fantastic place to stay in the Umbrian countryside. Bordering Tuscany, this beautiful area and alluring villa offer a retreat away from the hustle and bustle of day-to-day life. Centuries-old trees border the well-kept grounds of this character-filled holiday home, with plenty of space for 7 guests to rest, restore and explore the beauty of Italy.

Carefully renovated, Minimella provides a delightful blend of character features, modern styles and contemporary furnishings. From the moment you arrive it is easy to make yourself at home and settle into holiday-mode, enjoying every moment spent in the Italian sun!

The living spaces are spread between two buildings, offering lots of room to spread out and relax. The main house is built over two levels and on the ground floor you will find the cosy living area, furnished with a social dining table, sofa and TV. There is also a fully equipped, fitted kitchen for cooking up delicious meals using local ingredients. The first floor boasts three bedrooms, including two double rooms and one bedroom with a single bed, plus a there is also a spacious family bathroom.

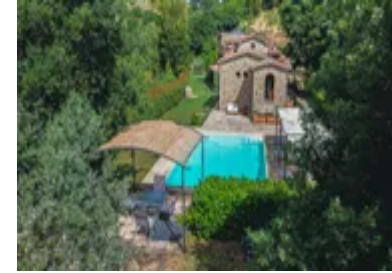
The second building also offers two floors of characterful living spaces. Located next to the swimming pool, it benefits from its own entrance, perfect for any guests looking for a little added privacy from the rest of the group. The lower floor has the feel of a large tavern, with a sofa, fully equipped kitchen and a dining table to seat six guests. Upstairs, there is a living room, as well as a double bedroom with a sweeping canopy bed with tranquil views across the garden.

Between these two enchanting buildings, there is a beautiful garden, a haven filled with luscious flowers and greenery, with a private swimming pool and views over the surrounding hills. The romance and charm of the garden is hard to compete with and it is the ultimate escape from city life.

When you do wish to explore some of the region's towns and cities then head to nearby Umbertide, which is just 10km away and is filled with museums, a fortress, castle and the Church of Santa Maria, as well as a great selection of shops and restaurants.

A little further afield is Assisi, which is under an hour's drive from the villa. The town is a UNESCO World Heritage site and is known as the birthplace of Saint Francis of Assisi. The Basilica built to honour him and the Renaissance frescoes inside are must-visits. Discover more Roman sites, ancient churches and hidden gems around town, by taking a walking tour with a knowledgeable guide.

The city of Perugia can also be reached in under an hour and is not to be left out of your holiday itinerary. With a historic centre, epic views of the



surrounding countryside, a buzzing atmosphere and fantastic array of chocolate shops, it has everything you need for an idyllic day trip.

Whether you are looking to spend sunny days lazing by the pool or exploring hilltop villages and ancient cities, this villa has something for everyone.

Facilities

Walking/Hiking Paths • Horse Riding • Historical Sites • Wi-Fi/Internet • Coffee Machine • Air-Con • Wine Tasting • Hairdryer • TV • Cycling • Rural Location • Chef/Cook Available • Cots (Cribs) • Private Pool • Cooking Classes Available • Wine-Tasting Available • Transfers Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Villa Interior (340m2)

Main House

Ground Floor

- Kitchen with breakfast bar and stools, oven, stove, fridge, dishwasher
- Living/dining room with double sofa-bed (available on request), TV, fireplace, dining table and chairs
- WC

First Floor

- 2 x bedrooms with double beds
- Bedroom with single bed and pull-out single bed (available on request)
- Bathroom with bath and WC

Second House

Ground Floor

- Open-plan kitchen/dining room with induction hob, oven, fridge, dishwasher, double sofa bed (available on request), dining table and chairs for 6 guests

First Floor

- Living room with sofa, fireplace and TV
- Bedroom with double canopy-style bed
- Bathroom with shower and WC

Outside Grounds (4000m2)

- Private pool (12m x 6m, max depth: 2.4m). Open approximately May to September
- Sun loungers and umbrellas
- Covered patio with al-fresco dining table and chairs
- BBQ
- Grassy lawns, flowers, trees
- Private outdoor parking for up to 5 cars

Facilities

- Wi-Fi
- Air-conditioning (featured in the bedrooms and living room only)
- TV
- Fireplace
- Washing machine and dryer
- Hair dryer



Location & Local Information

Minimella is located in the beautiful Umbrian countryside on the border with Tuscany, near Umbertide. Surrounded by a well-maintained garden with a grassy lawn, flowers and leafy trees, the villa enjoys beautiful views across the surrounding hills, giving a sneak peak into the stunning landscapes that fill this area.

The historic town of Umbertide, just 10km away, has been here for over 2000 years and boasts an array of exquisitely preserved buildings and sites to see, including archaeological remains, museums, a fortress, castle and the stunning Church of Santa Maria della Pietà, which contains 15th-century frescoes. With shops and restaurants scattered around the pretty streets, you can easily spend the afternoon here, and we would recommend picking up some of the local ceramics which the area is known for.

Another nearby place to visit is Montone, which can be reached by car in just 20 minutes and has picture-perfect scenery that is hard to draw your gaze away from. This walled village offers lots of fascinating sights, from the Consul's palace and St Francis' church to a number of museums and a theatre that hosts outdoor musical concerts in the summer.

For nature and outdoor lovers, this lush region is a brilliant choice. Lake Trasimeno is under an hour's drive away and is lined with beaches, ideal for swimming and sunbathing. You can also spot plenty of wildlife around the lake, including kingfishers, cormorants and kites.

The nearby Antognolla golf resort boasts an 18-hole course but also has tennis courts, hiking trails, bicycle hire and restaurants, perfect for filling a day with fun activities.

Perugia, the capital of Umbria, can be reached within a 40-minute drive. A university city, it is renowned for its vibrant atmosphere and historic centre. The main square and maze of backstreets look like they have remained unchanged for centuries, with artisan shops, charming restaurants and countless cultural attractions. Palazzo dei Priori, a staggering 13th century palace, is not to be missed. The city is also famed for its chocolate, with shops around every corner and a Eurochocolate Festival taking place in October.

Local Amenities

Nearest Airport	Perugia (40km)
Nearest Airport 2	Ancona (120km)
Nearest Ferry Port	Ancona (120km)
Nearest Train Station	Perugia (40km)



Nearest Village	Calzolaro (6km)
Nearest Restaurant	Calzolaro (6km)
Nearest Supermarket	Calzolaro (6km)
Nearest Town	Umbertide (10km)
Nearest Beach	Lake Trasimeno (50km)

What we love

- With charm and character in abundance, the villa is utterly unique and has an air of romance to it that everyone will love!
- The pretty hillside views from the luscious garden, private pool and terraces are beautiful, taking in the colours and landscapes of the surrounding area!
- Lake Trasimeno, Italy's fourth largest lake, can be reached in under an hour and boasts lovely beaches, villages and wildlife
- Some of Umbria's most-loved towns, including Assisi, Todi and Gubbio are within easy driving distance of Minimella
- Perugia is a 50-minute drive away and boasts stunning architecture, a wonderful selection of shops and restaurants and a lovely atmosphere

What you should know...

- Two double sofa-beds can accommodate 4 additional guests and a pull-out single bed can accommodate 1 additional guest, bringing total capacity to 12 guests. Please refer to the 'Features' tab for full details.
- Please note that one wing of the villa is currently closed and unavailable to guests.
- A small annexe houses a storage room which is used by the owner and is not accessible to guests.
- The villa is accessed via a dusty track and, due to its remote location, car hire is recommended in order to fully explore the surrounding area.
- Please note that air conditioning is featured in the bedrooms and living room only.

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:** A cot and highchair are available on request. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Two double sofa-beds can accommodate 4 additional guests and a pull-out single bed can accommodate 1 additional guest, bringing total capacity to 12 guests. Please refer to the 'Features' tab for full details. Please note that air conditioning is featured in the bedrooms and living room only. 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. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday & Sunday in high season. Flexible during all other periods.
- **End of stay cleaning available?:** No. €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?:** Outside only.
- **Minimum stay:** 7 nights in high season, 3, 4, 5 nights in the other seasons.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** No.
- **Pool opening dates?:** The pool is open approximately beginning-May to end-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.
- **Property Licence Number:** CIR: 054056CASAP33453 CIN: IT054056C202033453