

Villa Nese

Region: Umbria Sleeps: 14

Overview

Welcome to Villa Nese, an elegant, 20th-century villa located in the San Giovanni del Pantano valley, in Italy's green Umbria region. A true hidden gem, it offers a delightful escape from the hustle and bustle of everyday life.

Radiating charm inside and out, this grand, six-bed home is surrounded by panoramic countryside views, which you can admire from several of the spacious rooms spread across two floors. On the ground level, guests have the option to choose from two seating areas in the spacious living room, with cooling stone underfoot and wooden beamed ceilings complementing the traditional furniture and décor. Time-honoured furnishings and classical artwork accomplish the space, which leads to a country-style kitchen that has everything you need to make full family meals and enjoy them in the dining room next door. All bedrooms are remarkably spacious, with high ceilings, terracotta-tiled floors and a lot of natural light, making sure you feel at home. In addition, the master suite is arranged for romantic evenings, with a canopy bed and a single-person sofa at your disposal. Whether snuggling on chilly evenings or enjoying lively conversations in the cosy lounge, this villa offers the perfect environment for bonding and relaxation.

Walk outside across the neatly manicured lawn to find a large pool surrounded by a terrace and lush vegetation. Whether working on your tan from the sun lounger or getting some exercise in, this is the place from where to take in the views and truly forget the sense of time. Al-fresco meals are to be served at the large dining table, while a sofa under a blooming wisteria canopy makes for the best spot where to watch all the candy-hued sunsets.

For a long time, Umbria was known as the lesser-visited



sibling to neighbouring Tuscany. It's the only Italian region in the centre of Italy that doesn't border the sea or another country, and it's this location that ensures Italy's oldest traditions and charm are still at play here.

When you catch the itch to explore, choose from a variety of charismatic towns and cities, all of which are at your doorstep. Go from Assisi or Arezzo for a cultured day out, followed by a wholesome stroll or well-deserved relaxation near Lake Trasimeno, all of which are surrounded by excellent wineries and trattorias.

Perugia, the region's capital, is easily reachable by car and offers a wealth of sightseeing and other touristic opportunities. It's very well known for its defensive walls around the historic centre, galleries, museums and of course a buzzing restaurant scene.

Facilities

Walking/Hiking Paths • Walk to Village • Villa • Ideal for Kids • Historical Sites • Golf Nearby • Wine Tasting • Private Pool • Special Offer • Ideal for Teens • Maid Service Available • Cots (Cribs) • Pets on Request • Great Value • Has Discount • Ground Floor Bed & Bath • <1hr to Airport • Wi-Fi/Internet • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • Smart TV • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Catering Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

- 1.) 12 person capacity - guests have access to the main villa only
- 2.) 14 person capacity- guests have access to the main villa and cottage

Villa Interior

Main Villa (400m²) (sleeps 12)

Ground Floor

- Living room with two seating areas with sofas
- TV room
- Kitchen equipped with two fridges, freezer, oven, hob, dishwasher, kettle, toaster, microwave, blender and coffee machine
- Dining room with a dining table and chairs
- Bedroom with a double bed, direct access to the terrace and en-suite bathroom with a shower/bath and WC
- Laundry room

First Floor

- 2 x bedrooms with double beds and en-suite bathrooms with a shower/bath and WC
- 3 x bedrooms with twin beds
- Bathroom with a bath/shower and WC

Cottage (sleeps 2)

- Bedroom with queen-sized bed and ensuite bathroom with a shower
- Well-equipped kitchenette and living area

Outside Grounds (4 acres)

- Gated pool (12m x 5m, depth: 0.3-1.6m), open approximately end-May to end-September
- Pool terrace with sun loungers and parasol
- Dining table and chairs
- Rear covered terrace with lounge furniture
- Outdoor sofa
- Outdoor shower
- Hammock
- Weber barbecue
- Parking
- Professional table tennis

Facilities

- Wi-Fi
- Air-conditioning units (bedrooms only)
- TV
- Iron and ironing board
- Washing machine
- Hairdryer
- Badminton set
- Table tennis



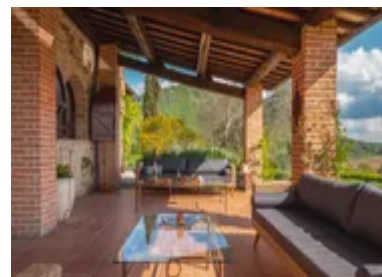
Location & Local Information

With undulating fields dotted with vineyards and capped by mediaeval towns, Umbria or 'the green heart of Italy' as some call it offers so much to entice. The villa is nestled between sleepy villages in a far-stretching, rural landscape, perfect for those looking for a harmonious retreat away from the crowds.

You can take a peaceful stroll to the local village, San Giovanni del Pantano, whenever you fancy, as it takes only 15 minutes. On the way there, you'll pass vast fields and vineyards, while a bit further away you can discover the castle Castello di Antognolla. If you start craving Italian food, simply drive to the closest winery or restaurant, just 10 minutes away by car and indulge in Umbria's delectable cuisine. Alternatively, you can find a small grocery store with essentials near the village, and a supermarket just a 15-minute drive away.

The active ones will love exploring the many hiking and walking trails, with wide country roads also suggesting beautiful road trip options. One great area nearby is Cascate Innigati, surrounded by trees and greenery, with two stunning waterfalls. A bit further away, visit Parco Regionale del Lago Trasimeno, a regional park in a 32,618-acre lake basin with small islands, historic villages and migratory birds that can be observed from special viewing docks.

Perugia, Umbria's capital is just a 30 minutes drive away and is full of Etruscan archways, Gothic palazzos and winding streets which seem to have been forgotten in time. When exploring the city, make sure to visit the main sight – the Priori Palace exhibiting regional art from the 13th century onward, as well as the Piazza IV Novembre, a Gothic cathedral with Renaissance paintings and frescoes. The sightseeing doesn't end there; indulge in people-watching by the stunning Fontana Maggiore, a marble fountain with carvings of biblical scenes and zodiac signs before finding a spot in one of the cosy restaurants; with Umbria being the only Italian region outside Piedmont where you can find truffles, the food is traditional



simplicity at its best.

In the nearby Arezzo, you'll be able to soak up an old-worldly Italian charm as you walk up to the hilltop cathedral with painted vaulted ceilings and a 15th-century fresco of Mary Magdalene by Piero della Francesca – a must-see landmark not only for those fascinated by religions. The active ones can walk up to the imposing Medicean Fortress – an impregnable mediaeval marvel offering one-of-a-kind city views.

When you simply can't get enough of the region's history, head to Assisi for a cultured day out. Known as the birthplace of St. Francis, it hosts an array of fascinating architecture such as the massive UNESCO Basilica of St. Francis, reached by steep steps and featuring 13th-century frescoes portraying the life of the Italian saint as well as the crypt which houses his stone sarcophagus.

Local Amenities

Nearest Airport	Perugia (33km)
Nearest Airport 2	Ancona (131km)
Nearest Village	Small village (1km)
Nearest Restaurant	Antognolla (2.5km)
Nearest Shop	Small grocery store (1km)
Nearest Golf	Antognolla (2km)

What we love

- The elegant yet traditional interiors exude Italian charm and let plenty of natural light in
- Surrounded by bucolic countryside, the charming villa benefits from plenty of outdoor space with panoramic views of the valley below
- A wonderful golf course with a scenic country view is just a stone's throw away
- Umbria is a vibrant region dotted with sleepy hilltop villages, market towns and the bustling capital city of Perugia

What you should know...

- Please note that due to the villa's idyllic location, hiring a car is highly recommended to explore the region.
- Air-conditioning units are featured in the bedroom only.
- Villa Nese accommodates 12 guests across 6 bedrooms in the main villa. Two additional guests can be accommodated in the separate cottage.
- When booking for the 12-person capacity, the cottage will be unoccupied and unavailable to the guests.
- Walking distance to a village however please note that some parts of the route do not have pavements

Terms & Conditions

- **Security deposit:** No security deposit is required for this villa. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **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:** Stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Weddings are not permitted. Please note home security devices may be installed at the villa, please enquire for further information. Villa Nese accommodates 12 guests across 6 bedrooms in the main villa. Two additional guests can be accommodated in the separate cottage. When booking the 12-person capacity, the cottage will be unoccupied and unavailable to the guests.
- **Changeover day:** Saturday
- **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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 5 nights in May, September, October. 7 nights during all other periods.
- **Heating costs included?:** Extra €500 during winter months (please enquire for exact dates).
- **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?:** The pool is open approximately end-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.