

# Villa Destino

**Region:** Umbria   **Sleeps:** 20

## Overview

Looking out over the verdant hills of Umbria towards Lake Trasimeno, the home is located in a small village, while the picturesque town of Castiglione del Lago is also easy to reach, just 6km away. The main eight-bedroom villa houses up to 16 guests, and when booking the attached two-bedroom house, the property can sleep larger parties of up to 20 guests.

As you approach the house, you will see a pretty brick exterior with shuttered windows and terracotta roof tiles. The home is typical of this area and fits in perfectly with the quaint village and patchwork of ancient fields around the house.

As you step inside, you will find a traditional farmhouse-style home with tiled floors, exposed brickwork and beamed ceilings. On the ground floor you will find an entry way, a large dining room and a commerical grade kitchen. The living room is a perfect cosy nook for the whole group can come together in the evenings under brick archways.

The villa has two more floors where the eight double bedrooms are to be discovered. Each overlooks the gorgeous garden and boasts an en-suite bathroom, so you are sure to get a great night's sleep.

Larger parties will also have use of the attached annexe building, which has two more bedrooms and a lovely living and dining room, as well as a kitchen and bathrooms of its own.

The property is located on 10 acres and guests have full access to the huge garden and grounds where you can dine al-fresco, swim in the pool or head out on your morning run.

## Facilities

Washing Machine • Villa • Coffee Machine • Wi-Fi/Internet • Hairdryer • Golf Nearby • Air-Con • Historical Sites • Horse Riding • Walking/Hiking Paths • Indoor Games • Chef/Cook Available • Rural Location • Walk to Village • Great Value • Has Discount • Special Offer • Maid Service Available • Cots (Cribs) • Private Pool • Cooking Classes Available • Yoga Classes Available • Wine-Tasting Available • Water park • Playground • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages





# Interior & Grounds

1. Main Villa only - 16 - 18 guests
2. Main Villa + Annexe - 20 - 24 guests
3. Annexe only - 4-6 guests

## Villa Interior

### *Main Villa (over three floors)*

- Entrance hall
- Professional kitchen with breakfast table, range cooker, six burner stove, griddle, fridge freezer, dishwasher, microwave, toaster, kettle, blender, wine fridge and coffee machine
- Living room with sofas and TV
- 8 x bedroom with queen-sized double bed and en-suite bathroom with shower, sink and WC
- Guest WC

### *Annexe (over two floors)*

- Living space with L-shaped sofa, TV, fireplace and dining tables seating 6
- Kitchen with oven, hob, fridge freezer, dishwasher and coffee machine
- 2 x bedrooms with queen-sized double beds
- Bathroom with bath, shower attachment, bidet, sink and WC
- Bathroom with shower, sink and WC

## Outside Grounds

- Private swimming pool
- Large, garden within 10 acres of private land, fenced only on the front of the property
- Outdoor dining tables
- Poolside sun loungers and parasols
- Children's swings and slide
- Hammocks
- Barbecue
- Parking

## Additional Facilities

- Wi-Fi
- Children's books and games
- Dryer (annex only)
- Iron and ironing board



# Location & Local Information

Lying in sleepy Umbrian farmland, just a stone's throw away from the Tuscan border, you will find Villa Destino.

Just a short stroll from the home is the centre of a little village which offers a shop, a bar and a church. This area will make you feel like part of the local community while also allowing you to access tourist locations easily.

One of the closest, larger towns is Castiglione del Lago. The town we see today is medieval, though the origins lie in the Etruscan era. You can explore the castle today and the walls that wrap around the city. The Palazzo del Comune is a great place to start wandering around the town, a lovely square with Renaissance-style buildings.

Just outside of the walls, visitors can access three of the nine beaches surrounding Lake Trasimeno, board ferries to the little islands on the lake, and take scenic boat trips. Sports enthusiasts can also access hiking routes from here and take part in water sports.

If you do not mind driving a little further, you could also visit the amazing cities of Arezzo (60km away) or Siena (78km away), which are worth the trip!

## Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (63 km)
Nearest Train Station	Castiglione Del Lago Train Station (9 km)
Nearest Village	Gioiella (1 km)
Nearest Town	Castiglione del Lago (6 km)
Nearest Bar/Pub	Gioiella (1 km)
Nearest Golf	Golf Club Lamborghini (17 km)
Sightseeing	Palazzo della Corgna (10 km)





## What we love

- Villa Destino is a grand, spacious home nestled within 10 acres of private land on the border between Umbria and Tuscany.
- If you are travelling with a large group, this is the perfect place as the home and annexe can accommodate up to 20 guests. If you wish, two extra guests can be accommodated in two comfortable fold out couches, that will allow 24 guests to sleep at the villa.
- The vast garden and private grounds are a relaxing oasis where you can swim, dine and unwind.
- The villa sits in a beautiful countryside location, though the nearest small village and restaurant are less than two kilometres away, while the delightful town of Castiglione del Lago is just 6km away, on the shores of Lake Trasimeno.

## What you should know...

- The main villa and the adjoining annexe can sleep 20 guests, or 24 guests when utilising additional roll out beds. If your group has 18 guests or less, you will have the main villa only and the annexe will not be open. Whereas if you are a group of 6 or fewer you can simply hire the annexe without the main villa.
- Extensive renovations to the interior have recently been completed and exterior renovations are underway, but please note these will not cause disruption during your stay.
- Guests will need to bring a car in order to visit the nearest villages and towns.
- Please be mindful if booking with a pet that the back of the property is 10 acres of private land, and it is not fenced.

# Terms & Conditions

- **Security deposit:** €3000 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?:** Extra €95 per night, payable locally. 50% discount for 6 guests occupancy.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** 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:** Sunday. All other changeover days on request.
- **End of stay cleaning available?:** No. €800, 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. 50% discount for 6 guests occupancy.
- **Smoking Allowed?:** Not allowed. If this rule gets broken, the owner might charge a cleaning fee of €1000.
- **Minimum stay:** 5 nights. All other durations on request.
- **Heating costs included?:** Extra €95 per night, payable locally. 50% discount for 6 guests occupancy.
- **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 opening dates?:** The pool is open approximately March to end of 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.
- **Stag & Hen Do Allowed? :** Stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Minimum of nights allowed are 5 nights, and for 30 guests maximum.
- **Property Licence Number:** CIN: IT054009C2EH035020 CIR: 054009C2EH035020