The Oak Tree Farmhouse

Region: Umbria **Sleeps:** 13

Overview

This imposing 17th-century farmhouse, nestled in beautiful countryside, is a wonderful place to stay to get to know the real Umbria. The home is enveloped by a staggering 22 hectares of private grounds and vineyards which guests have access to for walking, hiking and cycling. When you wish to dine out or visit some of the area's incredible historic sights, you will be spoilt for choice as there are a number of towns and cities within easy reach.

Though the home is over 400 years old, it has recently undergone extensive renovations in order to protect and preserve the property, while bringing it up to date with all of the modern facilities you could need. New kitchen areas, an accessible suite and a feature staircase have been added and you will find air conditioning, Wi-Fi and smart TVs throughout.

Spread over three floors, you will find numerous sitting and living rooms so that everyone can gather together to chat in the evenings, or maybe the older kids would like to claim one as their own chill-out area away from the parents. There is a living room with a TV and fireplace, as well as a large sitting room with a grand piano, perfect for a sing song. The home also has two kitchen spaces; one of which is in the ground floor suite, while the other is reached by the ground floor bedrooms and offers a sitting area and a breakfast table. You can dine indoors in the formal dining room, or opt to eat on the terrace outdoors. If you are a wine lover, you will be thrilled to learn that the house is part of a large estate where wine and olive oil are produced. You can sample the wines in the beautiful wine-cellar within the home.

When it is time to turn in for the evening, you have a choice of six bedrooms. All of the bedrooms have their own unique colour palettes, comfortable beds and en-suite bathrooms, so you are sure of a restful night.

Stepping outside, The Oak Tree Farmhouse sits in an incredible garden with flower beds, lawns and established trees. There is a swimming pool which looks out over the rolling hills and the surrounding private grounds. If you like to cook and eat al-fresco, you can opt to use the barbecue or make pizzas on the wood-burning oven. The private parkland which wraps around the house is a fantastic addition to the home as guests can simply stroll out in to the lush countryside and walk or cycle through the pretty lanes. Guests are also able to book experiences such as truffle hunting walks, cookery classes and private dinners while staying here, so you can spend many days just relaxing at the home without having to leave.

On the days where you wish to explore more of Umbria, you can visit the lovely village of Marsciano which is just about 5km away, while the bustling centres of Perugia and Todi are each under 27km away and offer plenty of shops, restaurants and historic attractions. If you prefer to spend your time outdoors, why not visit Lake Trasimeno which is around 45km away? The lake is a great place for hiking, water sports, swimming and of course









lounging in the sun. You can also take scenic boat trips across the lake and dine at enchanting villages which are dotted around the lake shore.

Facilities

<1hr to Airport • Villa • Ideal for Kids • Private Pool • Walking/Hiking Paths • Wine Tasting • Recommended • Air-Con • Horse Riding • Historical Sites • Tennis Nearby • Cycling • Eco Friendly (Sustainable) • Ideal for Teens • Maid Service Available • Cots (Cribs) • Chef/Cook Available • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Heritage Collection • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Safety Deposit Box • Smart TV • Heating • Caretaker/Owner on Site • Pre-Stocked Fridge Available • Cooking Classes Available • Yoga Classes Available • Wine-Tasting Available • Transfers Available • Water park • Bikes • Supports the local community (locally owned) • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds









Villa Interior (650m2)

Ground Floor

- Living room with sofas, TV and fireplace
- Formal dining area
- Kitchen with breakfast table, sofa, oven, hob, fridge, freezer, toaster, blender, kettle and coffee machine
- Accessible suite with queen-sized bed, sofa, TV, kitchen and en-suite bathroom with shower, sink, bidet and WC and possibility of adding an additional single bed (this room is properly equipped for people with disabilities)
- Bedroom with double bed (170cm x 200cm) with en-suite with shower, sink and WC
- Bedroom with double bed (170cm x 200cm) and single bed (80cm x 200cm) and bathroom with shower, sink, bidet and WC

First Floor

- Living room with sofas, armchairs, music system and grand piano
- 3 x bedroom with double beds and en-suite bathroom with shower, sink, bidet and WC

Outside Grounds

- Private swimming pool (15m x 6m, depth: 1.4m - 2.3m) with incredible views, open approximately from June to October
- Pool house with WC
- Landscaped garden in 22 hectares of grounds
- Terraces with countryside views
- Al-fresco dining areas
- Wood-burning pizza oven
- Wine cellar and tasting room
- Barbecue
- Parking

Facilities

- Wi-Fi
- Air-conditioning
- Smart TV
- Grand piano
- Fireplaces
- Safe
- Hairdryers
- Baby changing
- Iron and ironing board
- EV charging station

Location & Local Information

This beautiful villa which was built in the 1660s, has been open to guests since 2018. The owners aim in opening this home up to holiday-makers is to promote Umbria's breathtaking countryside and to encourage guests to make the most of the local outdoor pursuits and walking trails on offer. The expansive grounds around the home are managed sustainably by the family and are used for making olive oil and wine, which you can sample in the cellars. It is hard to imagine a more serene location for your Italian escape.

On-site and in the private parkland, you are able to head out on treks, go bike riding, swim in the pool, book Italian cookery classes and join a truffle hunt in the local area. There is lots to do here just in the countryside on your doorstep, so if you are planning a holiday of rest and relaxation, you can immerse yourself in the natural surroundings and simply visit a few of the nearby villages in order to dine out. A little further out, you can visit tennis courts or book on to a guided horse trek. Keen golfers can drive to the fantastic Perugia Golf Club which is 30km away, while water sports enthusiasts can try out plenty of water sports at Lake Trasimeno which is around 34km away.

Aside from the gorgeous natural landscape, this part of Umbria has lots of quaint villages which can be easily reached from the villa. The closest is Collazzone which is 5km away and is a lovely place to visit. This medieval, walled village sits on a hilltop, overlooking the surrounding hills and still contains ancient towers, walls and winding streets. There are a number of churches in the village which hold religious significance, so the area attracts many religious tourists. Additionally, there are a few eateries here including a traditional trattoria.

For a wider range of attractions and amenities, you could spend a day in the pretty town of Todi which is 25km away from the house. This yellow-hued, hillside town is packed with historic sights such as a Romanesque-Gothic cathedral and the impressive Palazzo del Capitano. As you









wander around the atmospheric streets, you will be able to sense the 2000 years of history. In town you can visit the market which is held every Saturday or do some souvenir shopping in the artisan shops. Todi is also a great choice for dining out as you will find many authentic Umbrian restaurants here, serving local delicacies.

Another unmissable location is Perugia which is set 27km away. Perugia is an amazing city which is the Umbria's capital. The city is a lively place where locals gather for coffee at cafes on the Piazza IV Novembre. This main square leads out to streets packed with shops, restaurants and historic churches. The Palazzo dei Priori and the expansive National Gallery should make your itinerary, as should the city's chocolate factory!

Local Amenities

Nearest Airport	**Perugia Airport (28km)**
Nearest Airport 2	**Rome Ciampino Airport (163km)**
Nearest Town	**Collazzone (5km)**
Nearest City	**Perugia (27km)**
Nearest Restaurant	**(2km)**
Nearest Shop	**Grocery shop (2km)**
Nearest Golf	**Perugia Golf Club (30km)**
Nearest Tennis	**Tennis and Football facilities (Available nearby)**
Sightseeing	**Lake Trasimeno (45km)**

What we love

- The Oak Tree Farmhouse lies in a rural setting half way between Todi and Perugia, meaning you can discover the best of Umbria's countryside and cities from your base here.
- The house has its own wine cellar where you can take part in wine tasting. This can be combine to a private chef service that will make your experience even more unique!
- This 17th-century home can sleep up to 14 guests and has large spacious living rooms where you can make memories with your nearest and dearest.
- Outdoors, the home boasts a vast garden with a private swimming pool, the stunning garden overlooks 22 hectares of private grounds and vineyards.

What you should know...

- One of the six bedrooms is accessible, though there are a number of smaller staircases around the home and garden which guests should be aware of.
- An additional bed can be added to one of the bedrooms at an extra cost.
- Due to the rural location, a car will be required to visit Umbria's towns and cities, there is on-site parking available.
- The friendly and discreet owner lives at the property but in a separate area to the guests.
- For the little ones, parent supervision is required at all times.
- The pool is not fenced, so children should be supervised when outdoors.
- 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.

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card as a pre-authorisation before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3.00 p.m. - 7.00 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 and mid-stay cleaning for stays of more than 7 nights also included. However, 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.

- **Pets welcome?:** Not allowed.

- **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 allowed. The pool is not fenced, so children should be supervised when outdoors. 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. Cot can be provided and may be subject to an extra cost. Please enquire for more details.

- **Changeover day:** Flexible.

- **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:** 3 nights.

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

- **Tax:** Italian Visitors Tax is included.

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes.

- **Pool opening dates?:** The pool is open approximately June to 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.