

# Villa Le Ceglie

Region: Umbria    Sleeps: 10

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## Overview

Surrounded by gentle landscapes of rolling hills in Umbria, the green heart of Italy, this traditional Italian villa enjoys a picturesque setting not far from the border with Tuscany.

With its pretty blue shutters and terracotta pots of summer geraniums, Vila Le Ceglie exudes Italian charm and authenticity. Just imagine relaxing beneath the covered terrace with a morning coffee or evening glass of Umbrian wine embracing those countryside views. If staying with children, there is ample room to play across the spacious grounds whilst the swimming pool and its attractive poolside terrace is fenced off at the edge of the garden.

Inside, alongside the welcoming lounge and dining area, prepare delicious meals in the well-equipped kitchen with contemporary appliances before retiring to sleep in one of the five inviting bedrooms, each with its own en suite shower room and one on the ground floor also featuring a bath. Air-conditioning is featured throughout the home.

Across the region explore charming little medieval villages, enjoy peaceful walks or fishing at Lago di Pietrafitta, admire the palazzi and artwork of gorgeous Città della Pieve and dine out in characterful osterie experiencing the simple yet such wonderful cuisine of Umbria. Sample chocolate in Perugia, wine in beautiful Orvieto and cross the border into southern Tuscany for more gastronomic delights with gems such as Cetona, Sartean, Montepulciano, Pienza and Cortona.

Back in Umbria, spend time by Lago Trasimeno with its lakeside beaches, walking and biking trails, summer watersports, boat trips and the lovely town of Castiglione del Lago. Further afield you could even venture to Arezzo,



Siena, Florence and Rome or simply stay closer to your home to appreciate the Umbrian beauty all around you.

## Facilities

Rural Location • Wi-Fi/Internet • Cots (Cribs) • Air-Con • Watersports • Table Tennis • DVD • Villa • Kid-friendly excursions • Water excursions/Boat trips • Theme park • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Heating • High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interiors

### Main Floor

- Lounge with TV, DVD player and fireplace
- Dining area with table for 12 guests
- Kitchen, well-equipped including dishwasher, oven, microwave, fridge, freezer, coffee machine
- Bedroom with double bed, sofa-bed and en suite bathroom with shower and bath
- Bedroom with double bed and en suite bathroom with shower
- Guest WC

### First Floor

- Landing
- Bedroom with double bed, single sofa-bed and en suite bathroom with shower
- Bedroom with double bed and en suite bathroom with shower
- Bedroom with double bed and en suite bathroom with shower

## Outside Grounds

- Private swimming pool with fencing (opens approximately May to September)
- Covered terrace with table and chairs
- Barbecue
- Garden
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Fireplace
- TV and DVD player
- Table tennis



- Ironing facilities
- Washing machine
- Dryer



## Location & Local Information

Villa Le Ceglie is located in Umbria, 36km south-west of Perugia and close to the Tuscan border. In a rural setting, the surrounding views of Umbrian landscapes are wonderful and there are some beautiful walks to be enjoyed from the villa.

The nearest village is just 5km by car, a small medieval gem with characterful lanes, a shop, café-bar, 16th century church and a little museum in an old glass factory. As you explore the area there is a wealth of interesting historic sites to discover in tiny medieval villages such as Castiglione Foscio (13km), Cibottola (18km) and Pietrafitta (15km) as well as Castello di Gaiche (18km). You will find fishing at Lago di Pietrafitta and it's a peaceful place for lakeside walks.

Spend time admiring the palazzi and art galleries in Città della Pieve (13km), the birthplace of the artists Il Perugino, or just get lost in the warren of enchanting lanes and come across Vicolo Baciadonne, claimed to be one of the narrowest streets in Italy. Dine out in a traditional osteria and enjoy hearty Umbrian and Tuscan fare with saffron a local speciality.

Lake Trasimeno is another fantastic day out – start off by visiting one of Italy's 'most beautiful villages', Castiglione del Lago (26km), then take a summer boat trip across the lake or partake in a range of seasonal water-based activities. The lake is also popular with keen walkers and cyclists or you may just prefer to find a picture-perfect lakeside beach for a picnic.

Crossing over the border into Tuscany, Cetona (26km) is a gorgeous village with a rich history and an ideal spot for lunch whilst Sarteano (30km) is equally as charming. A little further afield, sample the cheeses of Pienza (54km), admire the Renaissance palazzi and Vino Nobile wines of Montepulciano (42km) or experience the historic beauty of Cortona (47km).

You could even venture to Siena (102km), just under a 90-



minute drive away, or head up the A1 autostrada towards Florence (143km) in less than two hours. Arezzo (84km) is yet another grand Tuscan city not to be ignored and just over an hour away by car.

Back in Umbria, soak up the studenty vibe of Perugia (36km) with its cafes terraces and exquisite architecture and try to find time to visit the incredible Umbrian town of Orvieto (50km), reached via funicular – its cathedral is truly magnificent and its Etruscan heritage is fascinating.

Local Amenities

Nearest Airport	Perugia Airport (45km)
Nearest Airport 2	Florence Airport (160km)
Nearest Airport 3	Rome Fiumicino Airport (186km)
Nearest Train Station	Fabro-Ficulle (19km)
Nearest Village	Small medieval village (5km)
Nearest Restaurant	Tavernelle (9km)
Nearest Shop	Local village (5km)
Nearest Bar/Pub	Local village cafe-bar (5km)
Nearest Town/City	Perugia (36km)
Nearest Golf	Perugia Golf Club (28km)

## What we love

- Embrace the charm of this traditional air-conditioned villa with its spacious garden, pretty terraces and fenced off swimming pool
- The views of the gentle hills of Umbria are wonderful
- Visit some of Umbria's most beautiful places such as artistic Città della Pieve, magnificent Orvieto and the shores of Lake Trasimeno
- Cross over the border to Tuscany for a day exploring Cetona, Montepulciano, Cortona, Arezzo and even Florence or Siena

## What you should know...

- If you hope to visit Rome for the day then one option is to drive to the train station near Fabriano (19km) and catch the direct train from there taking just over 90 minutes.
- A car is highly recommended to explore the local area.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 - 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.
- **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 not allowed. A highchair and cot can be requested in advance. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes. 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.
- **Smoking Allowed?:** No.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **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 swimming pool opens approximately May to 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:** IT054040C202020087