

# Villa Desiderio

**Region:** Umbria **Sleeps:** 10

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## Overview

Villa Desiderio is a charming historical building with several identities over the years, including a school and a manor house. Having recently undergone a full renovation, the home is now a delightful holiday letting, divided into three suite-style apartments sharing living spaces and outdoor grounds. The vast villa can sleep six adults and six children on the in-room sofa beds.

The home comprises a main building, which is set over two floors, and a separate outbuilding. On the ground floor, a spacious living room with sofas and armchairs leads into a communal kitchen and dining area. This floor is home to the first of three suites, which have a bedroom with a double bed, a living room with a double sofa bed and a bathroom with an inviting bathtub. On the first floor, two more of these large suites share another kitchen and living room. The building is decorated in muted tones and has a farmhouse feel, with the centuries-old beams and original, shuttered windows intact. The period building has been brought up to date with modern furnishings, well-equipped bathrooms and contemporary kitchens.

A one-level building property is just a stone's throw away from the main house. This is a fantastic space where everyone can come together to socialise; there is a dining table here, a sitting area with a TV and sofas and another kitchen, so you can cook together with your party. Meals can be enjoyed indoors or at one of the many al-fresco dining tables with views over the rural surroundings.

The garden here is expansive and leafy, with lawned areas, dining tables and a feature swimming pool surrounded by sun loungers. This lovely space is a great place for relaxing in the sun while the kids run around.

When you want to get out and see some of Umbria's quaint villages and bustling towns, the nearest town, Bevagna, is a mere few kilometres away! While the centre of the town is mainly filled with medieval buildings and cobbled streets, the town originally hails from the Roman era and is steeped in history.

## Facilities

Cycling • Historical Sites • Villa • Horse Riding • Golf Nearby • Air-Con • Wine Tasting • Private Pool • Walking/Hiking Paths • Romantic • Ideal for Kids • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Pets on Request • <1hr to Airport • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Laptop Friendly Workspace • Microwave • Safety Deposit Box • Smart TV • Heating • Cooking Classes Available • Wine-Tasting Available • Breakfast Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds



# Interior & Grounds

## Main Building

### Ground Floor

- Large living room with sofas, armchairs, decorative fireplace and dining table seating 4
- Kitchen with table, breakfast bar, hob, microwave, kettle and coffee machine
- Suite one with bedroom with double-sized bed, sitting room with double-sized sofa bed and TV, plus a bathroom with bath, shower, sink, bidet and WC
- Guest WC

### First Floor

- Living room with sofas and armchairs
- Kitchen with dining table, hob, microwave, toaster, kettle and coffee machine
- Suite two with bedroom with double-sized bed, sitting room with double-sized sofa bed and TV, plus a bathroom with shower, sink and WC
- Suite three with bedroom with double-sized bed, sitting area with double-sized sofa bed and TV, plus a bathroom with shower, sink and WC

## Outbuilding

- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, blender and coffee machine
- Open plan space with dining table, sofa, armchairs and TV
- Bathroom with shower, sink, bidet and WC

## Outside Grounds

- Private swimming pool (10m x 5m, 1.3m deep) open approximately May-September
- Large, gated garden with lawns and terrace
- Covered al-fresco dining area
- Smaller tables and chairs
- Pool side sun loungers and parasols
- Barbecue
- Parking

## Additional Facilities

- Wi-Fi
- Nespresso coffee machine
- Smart TVs with Netflix
- Iron and ironing board
- Cot
- Fire extinguisher
- First aid kit



# Location & Local Information

Looking out over the imposing Mount Subasio and Umbria's green valleys, Villa Desiderio is located in an idyllic setting. On your doorstep, you can access scenic walking trails, mountain peaks and some of Umbria's best-loved towns and cities, such as Assisi, Spoleto and Spello.

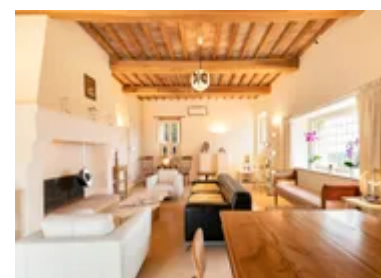
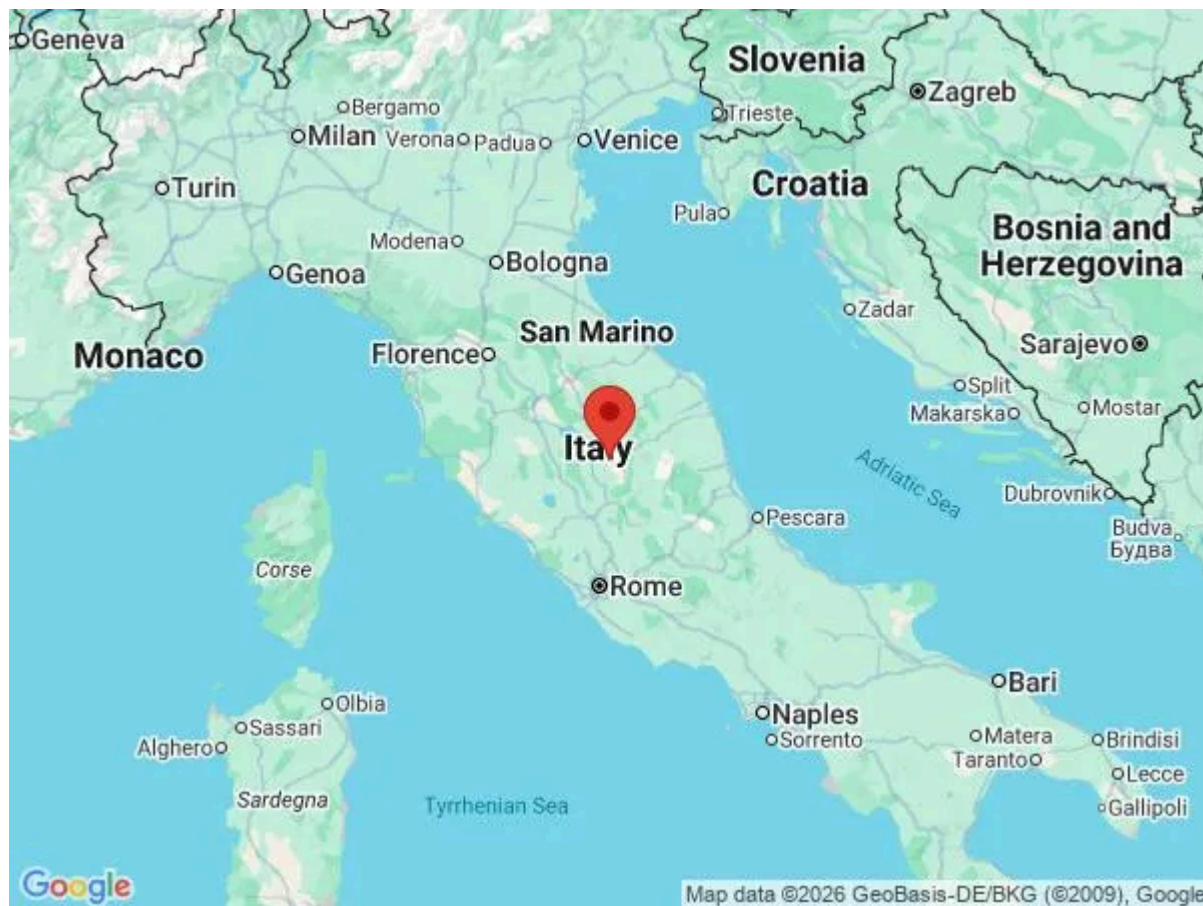
Umbria is a treasure trove for nature lovers and those wishing to get out and make the most of the great weather. In easy reach of the home, there is the Tiberina Valley for tranquil walks, Mount Subasio for lengthy hikes and climbs and the rugged countryside around Spello, where you can wander around the ancient olive groves.

If you like spending your holiday in rural surroundings but do not wish to feel cut off, Villa Desiderio is a fantastic choice as the nearest town is only 2km away. You can reach the town by car or by taking a leisurely walk. The town is an ancient Roman settlement with a medieval historic centre, filled with maze-like cobbled streets and pretty town squares. While in town, there are several sights to see, including the 13th-century Consuls Palace and the tiny San Silvestro Church, which both line the atmospheric Piazza Silvestri. You can also see the Roman Baths, an antique theatre, and participate in an exhibition at one of the museums and galleries.

In addition to the local town, Umbria offers an abundance of incredible villages, towns and cities for you to discover. Spello is classed as one of the most beautiful towns in Italy. The town's streets are picturesque and offer rustic inns and chic cafes serving up regional delicacies such as green lentils, cheeses and truffles, as well as a selection of artisan shops.

## Local Amenities

Nearest Airport	<b>San Francesco d'Assisi Airport</b> (35 km)
Nearest Train Station	<b>Fogliano Train Station</b> (11 km)
Nearest Village	<b>Bevagna</b> (2 km)
Nearest Restaurant	<b>Bevagna</b> (2 km)
Nearest Supermarket	<b>Conad City</b> (3 km)
Sightseeing	<b>Mount Subasio</b> (27 km)
Nearest Golf	<b>Valle di Assisi Spa &amp; Golf</b> (16 km)
Nearest Town	<b>Assisi</b> (24 km)



## What we love

- Villa Desiderio lies on the outskirts of the Roman town of Bevagna and offers panoramic views of the surrounding landscape.
- The home is fantastic for three couples or small families travelling together, as it is divided in to three, suite-style apartments with their own living spaces.
- Outside, there is a additional open-plan living space, al-fresco dining areas and an inviting infinity pool.
- Just 2km away from the villa, you can visit the town of Bevagna which boasts a great selection of amenities and attractions.

## What you should know...

- The home can accommodate six adults, in addition to this, up to two children can sleep in each of the suites on the sofa beds.
- Villa Desiderio is divided in to three suite-style apartments with their own living spaces. The suites also share communal living rooms and kitchens.
- Just a few paces from the main building, there is another vast living and dining space which is shared by all of the apartments.
- Though there is a village within walking distance, we recommend that you bring a car in order to visit larger towns and supermarkets.

# Terms & Conditions

- **Security deposit:** €1900 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:** After 2.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** Before 11.00 a.m.
- **Energy costs included?:** Extra cost, payable locally.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Changeover day:** Flexible.
- **End of stay cleaning:** Extra €190, payable locally. 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, all other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax is included.
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open 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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.