

# Villa Deruta

**Region:** Umbria   **Sleeps:** 12

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## Overview

Villa Deruta is a traditional stone farmhouse which hails from the early 1800s. Surrounded by olive groves, lemons trees, aloe and lavender which have been cultivated for soap production, the house looks out over this idyllic landscape and the fragrant scents fill the air. Sleeping up to 12 guests, this is a delightful place to stay for a large family or a group of friends.

The ground floor of this rustic farm building was once used as stables for housing animals, while the families would live upstairs. Now, the home has been fully-transformed and brought up to date to meet the needs of modern families, while still retaining the original charm and character, through the preservation of open-fireplaces, original floorings and ceiling beams.

The ground floor of this charming villa boasts a spacious living room, featuring two distinct sitting areas with two sofas each and a music system for a delightful ambiance. Adjacent is a cozy sitting room with a fireplace and TV. The dining room, adorned with doors opening to the garden, offers an intimate setting with a table for eight. The fitted kitchen, styled in a country theme, is equipped with all you could need during you stay, including an oven, hob, fridge freezer, dishwasher, microwave, toaster, and coffee machine.

One of the bedrooms, the master room with a double-sized canopy bed, chaise lounge, and an en-suite bathroom, is conveniently situated on the ground floor. The first floor hosts the remaining five bedrooms, comprising of two double bedrooms with en-suite bathrooms and three bedrooms with twin beds. A well-appointed family bathroom with a bath, shower, sink, and WC caters to the needs of the guests.

The outdoor space is a highlight of the villa, featuring sweeping lawns surrounded by lavender bushes and olive trees, creating an idyllic oasis. Guests can unwind, lounge, dine al-fresco, and enjoy a refreshing swim in the inviting private pool.

This part of Umbria is a lovely place to stay for nature-lovers; close to the villa you can get out and explore nature trails, walking routes and try a range of sports. Under 5km away there is a world-class golf course which offers tennis courts, a restaurant and also a luxury spa as well as the golf course.

Surrounding the house, guests can visit numerous tiny villages and bustling towns including Umbertide and Perugia for days of shopping, dining out and visiting the local museums.



## Facilities

Wi-Fi/Internet • TV • Historical Sites • Coffee Machine • Villa • Washing Machine • Private Pool • Rural Location • Ideal for Teens • Tumble Dryer • Dishwasher • Microwave • Heating • High Chair(s) • Parking Space • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior

### Ground Floor

- Large living room with doors on to the garden four sofas and music system
- Sitting room with sofa, fireplace and TV
- Dining room with doors on to garden and dining table seating 8
- Fitted kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster and coffee machine
- Bedroom with double-sized canopy bed, chaise lounge and en-suite bathroom with shower, sink and WC
- Study
- Laundry room/WC

### First Floor

- Bedroom with double-sized bed, child's bed and en-suite bathroom with shower, sink and WC
- Bedroom with double-sized bed and en-suite bathroom with shower, sink and WC
- 3 x bedroom with two twin beds
- Bathroom with bath, shower, sink and WC

## Outside Grounds

- Large garden with lawns, floral planting and olive trees
- Private salt water swimming pool (5m x 12m) open approximately from beginning of May to end-September
- Outdoor shower
- Covered pergola with dining table
- Outdoor sofas
- Sun loungers and parasols
- Hammocks
- BBQ
- Parking

## Facilities

- Air conditioning
- WI-FI
- Iron and ironing board





# Location & Local Information

Lying in the breathtaking landscapes of Italy's verdant heart, Villa Deruta is a spacious family residence surrounded by the beautiful countryside. The expansive parkland near the home offers an array of natural wonders; including rivers, lakes, and woodlands, providing a perfect setting for leisurely walks, cycling adventures, and tranquil picnics.

Keen golfers will be thrilled to learn that the fantastic Antognolla Golf Course is just down the road. Featuring a splendid golf course as well as tennis courts, cycling routes, a luxury spa, and even an fine dining restaurant. This diverse venue ensures an enjoyable day out with activities for everyone.

When the urge to discover Umbria's charming villages and towns arises, Villa Deruta is conveniently situated. Beginning with the historic town of Umbertide, located just 14km from Villa Deruta, guests can immerse themselves in a rich history spanning 2000 years. Umbertide boasts archaeological ruins, a castle, a defensive fortress, and medieval churches, including the captivating Church of Santa Maria della Pietà adorned with remarkable frescoes hailing from the 1400s. The town also offers museums, galleries, restaurants, and bars, providing a well-rounded cultural experience. Moreover, Umbertide is renowned for its locally produced ceramics.

A mere 20km away, you can also visit the vibrant city of Perugia. The best place to start exploring is the enchanting Piazza IV Novembre. From here you can meander through pastel-coloured streets enclosed by historic walls, discovering imposing palaces, churches, and art galleries. Perugia is celebrated for hosting various festivals, including the famous chocolate festival in October, showcasing the city's chocolate-making heritage. The July Jazz festival features open-air performances and lively festivities, providing an engaging experience for locals and visitors alike.

Beyond the charming towns and villages that define Umbria, the region boasts expansive outdoor landscapes and natural wonders. In the vicinity of the residence, one can choose to ascend the 961-meter-high Monte Tezio, offering a rewarding trekking experience. Alternatively, for a more leisurely outing, explore the trails tracing ancient pilgrim routes. If a beach day, complete with water sports and sun-soaked relaxation, beckons, Lake Trasimeno, located 47km away, provides an ideal destination.

## Local Amenities

Nearest Airport	Perugia Airport (35 km)
Nearest Airport 2	Florence Airport (165 km)
Nearest City	Perugia (40 km)
Nearest Golf	Golf Course (5 km)



Nearest Restaurant	(3 km)
Nearest Town	Umbertide (14 km)
Nearest Train Station	Umbertide Train Station (15 km)
Nearest Village	San Giovanni in Pantano (In walking distance)

## What we love

- Villa Deruta sits in idyllic countryside overlooking the stunning Umbrian valleys.
- The historic villa has plenty of space to sleep up to 12 guests across the six bedrooms.
- Outdoors, you will find a vast garden offering guests incredible views, dining terraces and a private swimming pool.
- The house enjoys a peaceful rural setting, though you can easily access nearby towns and villages such as Umbertide.

## What you should know...

- One of the double bedrooms has an additional single bed for the use of a child.
- Due to the secluded setting, you will need a car to get around, there is plenty of parking on site.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.
- The pool is not fenced, so children should be supervised when outdoors.
- Due to the many steps and the property built over two floors, it may be not suitable for those with mobility issues

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 16:00 - 20:00. 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?:** Not allowed.
- **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:** Flexible.
- **End of stay cleaning available?:** No. €200, payable locally. 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.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** At extra cost on request, €500 per week, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool opening dates?:** The pool is open approximately beginning of May 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? :** Weddings, stag/hen parties and any special events are not allowed.