

# Villa Pietrosa

**Region:** Umbria   **Sleeps:** 18

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## Overview

Villa Pietrosa is a stunning blend of traditional charm and modern elegance, offering a retreat in Umbria. The villa features spacious interiors with elegant touches, including a grand entrance, a fully equipped kitchen, and an expansive dining room ideal for hosting large gatherings. The villa offers a variety of living spaces, including three elegant living rooms, each designed for relaxation and featuring fireplaces, well-stocked bookshelves, and refined furnishings. One lounge includes a piano and desk, perfect for moments of creativity or quiet reflection, while the bar lounge offers a cosy space for evening drinks.

The bedrooms are equally elegant, with multiple suites designed for comfort and style. The first floor includes three spacious double suites, two with fireplaces and balconies offering stunning views. Two additional cosy double bedrooms, each with a furnished terrace and direct garden access, provide extra comfort. The attic level features two spacious double rooms with panoramic terraces, offering breathtaking views of the surrounding countryside. Each room is thoughtfully designed to provide a restful and private retreat.

Externally, the villa boasts beautifully landscaped gardens, a private pool surrounded by sun loungers and gazebos, and two large terraces offering panoramic views of the picturesque surroundings. A covered gazebo with a dining area provides an excellent space for outdoor meals or gatherings. The property is located in a serene and picturesque location, yet it is close to local amenities and the rich culture of Umbria. Whether you're enjoying a day by the pool, strolling through the gardens, or soaking in the views, Villa Pietrosa offers an unforgettable experience.



# Facilities

Chef/Cook Available • Wi-Fi/Internet • Air-Con • Maid Service Available • Villa • Laptop Friendly Workspace • Private Pool • Gym/Fitness Room • Spa/Massage • Rural Location • Wellness • Ideal for Kids • Ideal for Teens • Hot Tub • Washing Machine • All Bedrooms En-Suite • Sauna/Steam • Working Fireplace/Woodburner • Heating • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interiors

### Ground Floor

- Grand entrance with two main doors
- Spacious dining room
- 2 x living rooms with fireplaces
- Bar lounge
- Fully equipped kitchen
- Service room with bed and bathroom, ironing table, and washing machine
- Spa area with sauna, jacuzzi, massage room, and gym
- 2 x Guest Wcs

### First Floor

- Suite with double bed and ensuite bathroom
- 2 x suites with double beds, fireplaces, balconies and ensuite bathrooms
- 2 x bedrooms with double beds, terraces and ensuite bathrooms
- Bedroom with double bed and ensuite bathroom
- Office room with bathroom (can be made into a double bedroom)

### Attic Level

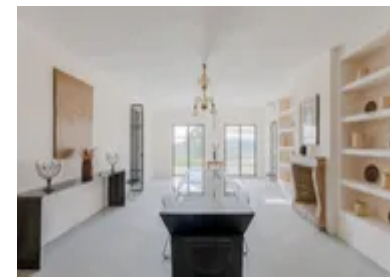
- 2 x bedrooms with double beds and terraces

## Outside Grounds (1000m2)

- Private swimming pool (13m x 7m, max depth: 1.2m) with alarm system. Open approximately June – end-September
- Landscaped gardens featuring a small vegetable garden
- Two large terraces with panoramic views
- Covered gazebo with dining table, sofa, and armchairs
- Private parking

## Facilities

- WiFi
- Heating
- Air conditioning
- Iron and ironing board
- Washing machine
- Gym
- Spa





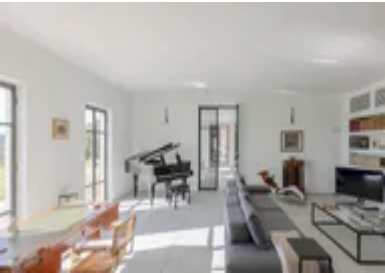
# Location & Local Information

Villa Pietrosa is nestled in the scenic countryside of Umbria, a region renowned for its rolling hills, picturesque villages, and rich cultural heritage. The villa is located near Orvieto, a medieval town famous for its stunning cathedral, underground caves, and charming cobblestone streets. Guests can explore local shops, cafes, and markets, offering authentic Italian goods and fresh produce. For wine lovers, the surrounding area is home to renowned vineyards where visitors can sample exquisite regional wines.

Outdoor enthusiasts can enjoy hiking, cycling, and nature walks through the lush landscapes, while nearby towns like Civita di Bagnoregio and Todi provide further exploration opportunities with their historical landmarks and breathtaking views. Umbria's rich history and artistic legacy make it an ideal destination for those interested in art, culture, and heritage, with museums, galleries, and medieval architecture waiting to be discovered. The region is also known for its culinary delights, from truffles to olive oil, making it a true gastronomic paradise.

## Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (72km)
Nearest Airport 2	Leonardo da Vinci International Airport (154km)
Nearest Bar/Pub	Castiglione in Teverina (3km)
Nearest Beach	Lido di Tarquinia (82km)
Nearest City	Perugia (70km)
Nearest Golf	Perugia Golf Club (77km)
Nearest Restaurant	Castiglione in Teverina (3km)



Nearest Supermarket	Castiglione in Teverina (3km)
Nearest Village	Castiglione in Teverina (3km)

## What we love

- The villa's panoramic terraces offer breathtaking views of the surrounding Umbrian countryside, perfect for unwinding with a glass of wine at sunset.
- The spa area with a sauna, jacuzzi, and massage room provides the ultimate relaxation.
- Located just a short drive from the historic town of Orvieto, guests can explore charming cobblestone streets, ancient architecture, and sample delicious local wines and truffles.
- The private swimming pool and beautifully landscaped gardens create an idyllic outdoor setting.

## What you should know...

- The villa is located in a rural setting, which means that some local amenities and restaurants may require a short drive. A car is highly recommended.

# 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:** 16:00 - 00:00. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10:00
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed. 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?:** Outside only.
- **Minimum stay:** 2 to 4 nights. All other durations on request.
- **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 from approximately beginning-May to end-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.