

# Villa Conca

**Region:** Umbria   **Sleeps:** 18

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## Overview

Villa Conca is an elegant 20th-century estate, recently renovated to offer a blend of timeless elegance and modern comfort, nestled amidst the Umbrian countryside near Città della Pieve. The villa features nine beautifully appointed bedrooms, each with its own private bathroom, offering guests ultimate comfort. The rooms are thoughtfully designed with rich furnishings and large windows that fill the space with natural light, allowing for serene views of the surrounding landscape.

On the ground floor, the expansive dining room is perfect for both intimate and larger gatherings, while a professional kitchen is fully equipped to accommodate private chefs or staff. A cosy living room, with comfortable seating and a warm atmosphere, invites relaxation. The villa also boasts a billiards room, ideal for socialising and entertainment.

Outside, the villa is surrounded by lush gardens, shaded walking paths, olive tree-lined terraces, and a private pool with panoramic views of the rolling Umbrian hills. A large patio area is perfect for outdoor dining under the shade of trees. The property is accessed via a private driveway, shaded by trees and offering views of the estate's horses.

Located on a vast 1,000-hectare estate, the villa is close to the cultural treasures of Umbria. Guests can explore medieval towns, vineyards, and historical sites or indulge in unique culinary experiences at the estate's renowned restaurant. With top-notch amenities like daily maid service and access to activities such as horseback riding, Villa Conca provides an exceptional and memorable retreat.

## Facilities

Wi-Fi/Internet • Air-Con • Wine Tasting • Villa • Cycling • Historical Sites • Horse Riding • Walking/Hiking Paths • Chef/Cook Available • Maid Service Available • Private Pool • Pool/Snooker • Rural Location • Country Estate • Breakfast Available • Ideal for Kids • Ideal for Teens • All Bedrooms En-Suite • Working Fireplace/Woodburner • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Villa Interiors (500m2)

### Ground Floor

- Dining room
- Separate professional kitchen, fully equipped
- Living room with seating and fireplace
- Billiards room
- Guest WC

### First Floor

- 6 x bedrooms with double beds and ensuite bathrooms
- 3 x bedrooms with twin beds and ensuite bathrooms

## Outside Grounds (1000m2)

- Swimming pool (13m x 7m, max depth: 1.2m) with alarm system. Open approximately June – end-September
- Patio area for outdoor dining
- Walking paths through the estate
- Olive tree-lined terraces
- Private driveway with access to the estate's equestrian centre

## Facilities

- Wi-Fi
- Air conditioning
- Billiards
- Fireplace





# Location & Local Information

Villa Conca is located near the charming town of Città della Pieve, in the heart of Umbria, a region renowned for its rich history, picturesque landscapes, and cultural heritage. The area is a relaxing retreat, surrounded by rolling hills, olive groves, and vineyards. Local amenities include quaint cafés, traditional trattorias, and artisan shops where visitors can sample regional delicacies and buy handmade goods.

For those interested in history and culture, Città della Pieve itself is known for its medieval architecture, narrow cobblestone streets, and the remarkable frescoes by Renaissance artist Pietro Vannucci. The surrounding area offers plenty of outdoor activities, including hiking, cycling, and horseback riding, with scenic routes through the Umbrian countryside. Nearby, visitors can explore historic towns such as Perugia and Assisi, renowned for their ancient churches and art. With its combination of natural beauty, cultural heritage, and outdoor activities, this region offers something for everyone.

## Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (60km)
Nearest Airport 2	Leonardo da Vinci International Airport (176km)
Nearest Bar/Pub	Ponticelli (2km)
Nearest Beach	Frigidaire Capalbio (123km)
Nearest City	Perugia (50km)
Nearest Golf	Golf Club Lamborghini (28km)
Nearest Restaurant	(Within walking distance)
Nearest Supermarket	Città della pieve (8km)
Nearest Village	Ponticelli (2km)



## What we love

- A private swimming pool with panoramic views of the Umbrian hills, perfect for relaxing under the sun or enjoying a serene sunset.
- The villa is situated near Città della Pieve, a charming medieval town with a rich history featuring picturesque streets, local artisan shops, and Renaissance art.
- Access to the estate's renowned restaurant, serving exceptional Umbrian cuisine just a short stroll away. Extensive grounds featuring shaded walking paths, olive tree-lined terraces, and equestrian facilities make it an ideal destination for outdoor enthusiasts and nature lovers.

## What you should know...

- We recommend hiring a car to explore this beautiful region.
- The property is located on a large estate. Guests can easily access the restaurant and equestrian centre.

# 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:** 15:00 - 23:00
- **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:** 3 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.