

# Villa Re Uberto

**Region:** Umbria   **Sleeps:** 14

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## Overview

Gather on the rose-clad terrace for al-fresco meals on warm summer evenings before discovering an idyllic spot across the gardens for the perfect sunset. Set in rural Umbria, close to the Tuscan border, Villa Re Uberto enjoys beautiful vistas from its hilltop setting in the Niccone valley.

Villa Re Uberto consists of two separate dwellings – the main villa sleeping up to 8 guests and a pretty 3-bedroom guest house annexe around 40m away for an additional 6 people. It could work well for a large group of friends or two families hoping to holiday together yet retain a little independence. Each house has its own living and dining area and well-equipped kitchen.

Both houses have been sensitively restored – look out for terracotta flooring, historic doors, old stone fireplaces and oak beamed ceilings alongside antiques and attractive furnishings. Yet there are plenty of modern touches too from large picture-book windows in the living areas, kitchens with American fridge-freezers, coffee machines and more, and private or en suite shower rooms (some with walk-in showers) for all seven bedrooms. Air-conditioning is also featured across the living areas and bedrooms.

Outside, cool off in the swimming pool (that can be heated on request for a supplement) or simply lounge on one of the sun beds beside the swimming pool or dotted across the sloping landscaped gardens.

In the evening you can try out the local agriturismo restaurant serving seasonal specialities of the area (do book ahead). Within a 15-minute drive is Umbertide with its riverside setting, restaurants and vibrant weekly market, a great base for soaking up authentic Umbrian life. There are



also many opportunities for wine-tasting within a short drive.

Further afield, Lake Trasimeno is perfect for lakeside adventures, the handsome city of Perugia also awaits or venture across the border to experience quintessential Tuscan charm with gems such as the famous village of Cortona just over half an hour from your characterful Umbrian home.

## Facilities

Weddings • Villa • Table Tennis • Wi-Fi/Internet • Tennis Nearby • Golf Nearby • Air-Con • Rural Location • Cots (Cribs) • Pre-Stocked Fridge Available • Breakfast Available • Board games • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Smart TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Wine Tasting • Cycling • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

- 1) Main Villa and Guest House Annexe (14-person rate)
- 2) Main Villa only (8-person rate, available low season only)

## Main Villa Interiors (220m2)

### *Ground Floor*

- Living area with fireplace and Smart TV
- Open-plan dining area with garden view
- Open kitchen, well-equipped including Nespresso machine, American fridge-freezer with ice dispenser, dishwasher, kettle, oven and microwave. Doors open to garden and rose-clad pergola for al-fresco dining
- Bedroom with two single beds (100x200cm each, can be joined as a double)
- Bathroom with shower

### *First Floor (accessed externally or via indoor stairs)*

- Hall with decorative fireplace
- Master bedroom with double bed (170x200cm) and en suite bathroom with shower
- Bedroom with double bed (170x200cm) and en suite bathroom with shower and two sinks
- Bedroom with double bed (170x200cm) and en suite bathroom with shower

## Guest House Annexe Interiors (166m2)

### *Ground Floor*

- Living-dining room with fireplace and Smart TV
- Kitchen, well-equipped including American fridge-freezer with ice dispenser, dishwasher, kettle, oven, microwave and coffee machine
- Master bedroom with double bed (170x200cm) and en suite bathroom with shower

### *First Floor*



- Bedroom with two single beds (120x200cm) and

access to pool area

- Bathroom with shower

### *Top Floor*

- Bedroom with double bed (180x200cm, can be split as two singles)
- Bathroom with shower

### **Outside Grounds**

- Raised terrace with swimming pool (6.5x12m, depth: 0.8-2.2m). Open approximately March to October. Can be heated on request with advance notice (for a weekly supplement)
- Poolside sun loungers (x8)
- Poolside pergola
- Rose-clad pergola (by main house) with dining table for 14 guests
- Smaller pergola (by guest house) with table for 6 guests
- Barbecue (x2)
- Garden sun loungers (x6)
- Table tennis
- Landscaped garden (partly sloping grounds)
- Driveway and parking (for each house)
- Estate (approximately two hectares, enclosed)

### **Facilities**

- WiFi
- Bose sound system (main villa)
- Air-conditioning (living rooms and bedrooms only)
- Washing machine
- Hairdryer
- Smart TV
- Fireplaces
- Iron and ironing board
- Safe
- Board games



# Location & Local Information

Villa Re Uberto enjoys a glorious rural location in Umbria, close to the Tuscan border in the Niccone valley. This is a fine setting for exploring the many gems of southern Tuscany and Umbria with Cortona, Lake Trasimeno, Arezzo and Perugia all wonderful days out.

The estate is set on a hilltop with stunning countryside views, reached via a winding 2km-long unmade gravel track. You can drive down the hill to a local agriturismo restaurant (just over 1km away) serving typical dishes of the area, usually open Tuesday to Saturday evenings and Sunday lunchtime (check opening and dates in advance).

There's a little village just 2.5km by car, home to a grocery store, whilst you will find various restaurants within a 5 to 15-minute drive (the owners will provide you with an extensive list of restaurants across the region). Play golf at Antognolla Golf, around half an hour away, with gorgeous vistas of the Umbrian countryside.

Umbertide (11km) is the nearest town with its supermarkets and train station (departures to Perugia and Citta' Di Castello). The town enjoys a picturesque setting by the banks of the Tiber River with several historic sites, good restaurants and a weekly market. Indeed, this region is loved for its sausages, black truffles, cheese, olive oil and good wine (there are many excellent wineries and vineyards nearby). Meanwhile, cyclists note that a cycling route connects Perugia and Citta' Di Castello near the river via Umbertide.

Lake Trasimeno offers opportunities for summer watersports, boat trips, lakeside walks, cycle rides and picnics as well as charming villages such as Passignano sul Trasimeno (27km) and Castiglione del Lago (40km).

Other Umbrian gems include the tiny perched village of Gubbio (41km) with its cable-car and the historic city of Perugia (42km), famed for its beautiful University, grand architecture, and vibrant ambience.

Crossing the border, experience quintessential Tuscany as you explore picture-perfect Cortona (32km) or venture further to Montepulciano (58km) for its prestigious Vino Nobile wine and Renaissance palazzi. The Tuscan city of Arezzo (65km) is another superb day out or you could continue to Florence (142km) around two hours away by car, or Siena (102km), both world-famous jewels of Italy.

## Local Amenities

Nearest Airport	San Francesco d'Assisi Airport (43km)
Nearest Airport 2	Florence Airport (163km)
Nearest Airport 3	Pisa Airport/Rome Fiumicino (218km/240km)



Nearest Train Station	<b>Umbertide (11.5km)</b>
Nearest Restaurant	<b>Local agriturismo restaurant (1.1km)</b>
Nearest Village	<b>Small Umbrian village (2.5km)</b>
Nearest Shop	<b>Grocery store in local village (2.5km)</b>
Nearest Town	<b>Umbertide (11km)</b>
Nearest City	<b>Perugia (42km)</b>
Nearest Golf	<b>Antognolla Golf (25km)</b>
Nearest Tennis	<b>Circolo Tennis Umbertide (13km)</b>

## What we love

- With two separate houses, it's perfect for two families or an extended group of friends
- Both houses have been beautifully restored with antique doors, wood beamed ceilings, terracotta flooring and old stone fireplaces
- Gather for al-fresco meals beneath the rose-clad pergola with gorgeous rural views of the Umbrian countryside
- Sit beside the swimming pool and watch the sunset - it's truly idyllic
- Close to the Umbrian and Tuscan border, this is a wonderful base for visiting Cortona, Perugia and Lake Trasimeno

## What you should know...

- There are four bedrooms in the main house and three bedrooms in the separate guest house annexe, located around 40m from each other.
- The 8-person rate (low season only) is for the main villa only in which case the guest house annexe will be closed. The 14-person rate also includes the guest house annexe.
- Please note that access to the estate is via a 2km-long winding gravel/unmade road (in good condition).
- Air-conditioning is featured in all bedrooms and the living-dining areas (but not in the hallways, kitchens and bathrooms).

# Terms & Conditions

- **Security deposit:** €2000 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:** 4.00 p.m. to 7.00 p.m. Late check-in outside this time may be subject to an extra cost.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes. Bath towels are changed on a Wednesday.
- **Pets welcome?:** On request only (small/medium pets only) and with prior agreement with the owner. If accepted, a pet supplement will apply (payable locally).
- **Other Ts and Cs:** One cot and three highchairs can be requested with advance notice. Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note that access to the estate is via a 2km-long winding gravel/unmade road. Please note home security devices may be installed at the villa, please enquire for further information. The 8-person rate (low season only) is for the main villa only in which case the guest house annexe will be closed. The 14-person rate also includes the guest house annexe. Air-conditioning is featured in all bedrooms and the living-dining areas (but not in the hallways, kitchens and bathrooms).
- **Changeover day:** Saturday (mid-May to late-September) or flexible at other times.
- **End of stay cleaning available?:** Yes and mid-stay cleaning also included on Mondays and Wednesday. 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?:** Not allowed.
- **Minimum stay:** 7 nights (mid-May to late-September) or 4 nights at other times.
- **Heating costs included?:** No, extra cost based on consumption, payable locally.
- **Pool heating charge?:** Pool heating is on request only, subject to an extra charge of €1000 per week, payable locally. Please request at least four days in advance. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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 pool is open approximately March to October. 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:** CIN: IT054056C2CD034887 CIN: IT054056C2DG034887