Villa Umbra

Region: Umbria **Sleeps:** 12

Overview

Nestled in the serene countryside near Paciano, close to the shores of Lake Trasimeno, Villa Umbra is an impeccably renovated stone farmhouse that blends rustic charm with modern luxury. Spread across two levels, with an additional guest house, the villa comfortably sleeps up to 10 guests in a thoughtfully laid-out setting designed for relaxation, comfort, and socialising.

Upon entry, you are welcomed into an inviting open-plan living area featuring raked wooden ceilings, exposed stone walls, a cosy fireplace, and plush sofas, creating the perfect space for intimate conversation or family gatherings. Adjacent to this is a fully equipped country-style kitchen with high-end appliances, a large island, and a substantial dining table that seats all guests. A convenient utility room and bathroom with shower complete this floor.

Also on the ground floor is a comfortable double bedroom with an en-suite bathroom, ideal for guests who prefer easy access to the main living areas. There is also an additional guest room with a double sofa bed, offering flexible sleeping arrangements.

Upstairs, the bright and spacious layout continues with an elegant bedroom enjoying views over the rolling Umbrian countryside. This room benefits from its own en-suite bathroom with a walk-in shower, ensuring privacy and comfort.

Adjacent to the main house, the guest house provides additional accommodation, ideal for families or guests seeking extra privacy. It features a kitchenette and living room with an extra sofa bed (160 x 200cm, available on request at an additional cost), a bedroom with a king-size bed (180 x 200cm), and a child's bedroom with single bunk beds (200 x 90cm). The guest house also includes a wheelchair-accessible bathroom, making it a practical and comfortable option for guests with reduced mobility.

Outside, Villa Umbra opens onto expansive terraces and manicured lawns. A private pool invites long, sun-drenched afternoons, while a shaded pergola with outdoor dining furniture and a stone-built barbecue area provides an alfresco haven for leisurely meals or sunset aperitifs.









Facilities

Working Fireplace/Woodburner • Walking/Hiking Paths • Cycling • Ideal for Kids • Villa • Private Pool • Wine Tasting • Air-Con • Golf Nearby • Heated Pool • Cots (Cribs) • Ideal for Teens • Ground Floor Bed & Bath • Wheelchair Access • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outdoor Pursuit &

Activities • Hairdryer • Tumble Dryer • Dishwasher • Microwave • Smart TV • Heating • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa (270m2)
Main Villa
Ground Floor

- Dining room with adjacent well-equipped kitchen
- Double bedroom with king bed (180 x 200cm) and en-suite bathroom
- Seating area with sofa
- Guest room with sofa double bed (160 x 200cm)
- Bathroom with shower

First Floor
- Master bedroom with king bed (180 x 200cm) and en-suite bathroom

Guest House
- Kitchenette and living room and extra sofa bed (160 x 200cm, available on request for extra cost)
- Bedroom with king bed (180 x 200cm)
- Child's bedroom with single bunk beds (200 x 90cm)
- Wheelchair accessible bathroom

Outside Grounds (15 000m2)
- Infinity pool (heated on request) (12 x 6m; depth 1.7m)
- Garden
- Play area
- Terrace
- Barbecue area with pizza wood oven

Additional Facilities
- Air conditioning
- Wifi
- Mosquito nets
- High chair and cot (on request)
- Iron and ironing board









Location & Local Information

Located just a short drive from Paciano's charming piazza, shops, and local eateries, Villa Umbra offers a peaceful retreat while remaining within easy reach of Lake Trasimeno. The lake itself is ideal for swimming, boating, and scenic walks, while cultural excursions to nearby towns such as Città della Pieve, Perugia, and Cortona are all just a short journey away.

Paciano, renowned as one of Italy's most beautiful medieval villages, offers charming streets, historic architecture, and a welcoming atmosphere. Guests can explore the village's cobbled alleys, enjoy local trattorias, or sample regional wines and olive oils. Outdoor lovers will find numerous hiking and cycling trails through the nearby Monte Pausillo nature area, where scenic views and wildlife encounters abound.

Lake Trasimeno, just a short drive away, offers a wealth of water-based activities including swimming, kayaking, paddleboarding, and leisurely boat trips to the lake's tranquil islands. The lakeside beaches and picnic spots are ideal for families.

Beyond Paciano, charming neighbouring towns like Panicale and Castiglione del Lago offer art galleries, historic churches, and lively weekly markets. Cultural excursions can extend to Perugia, Orvieto, Assisi, and Siena, all reachable for memorable day trips.

Whether you prefer exploring medieval landmarks, relaxing by the water, or enjoying Umbrian cuisine in local eateries, Villa Umbra provides an ideal base for discovering the region's rich culture, natural beauty, and timeless charm.

Local Amenities

Nearest Airport	**San Francesco d'Assisi Airport (55 km)**
Nearest Bar/Pub	**Chiusi Scalo (9 km)**
Nearest City	**Perugia (43 km)**
Nearest Golf	**Golf Club Lamborghini (15 km)**
Nearest Restaurant	**Chiusi Scalo (9 km)**
Nearest Supermarket	**Eurospin (8 km)**
Nearest Town	**Chiusi Scalo (9 km)**
Nearest Train Station	**Chiusi-chianciano Terme (9 km)**









Nearest Village	**Moiano (2 km)**

What we love

- Beautifully restored farmhouse with a private pool, spacious interiors, and modern amenities blending rustic charm with contemporary comfort.
- Expansive gardens with panoramic countryside views, multiple outdoor dining areas, and a pergola for shaded relaxation.
- Peacefully located near the hilltop village of Paciano, with easy access to Lake Trasimeno and charming Umbrian towns for day trips and local exploration.
- The outdoor lounge bed is the perfect spot for morning coffee!

What you should know...

- The swimming pool is fenced, however children should be supervised at all times.
- The guest house double bedroom features a sleek bathroom that is wheelchair accessible. However, please enquire beforehand to ensure the property meets your individual needs.

Terms & Conditions

- **Security deposit:** €1000 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. 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.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €250, paid to Oliver's Travels with the balance. 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:** 4 nights.

- **Heating costs included?:** Yes.

- **Pool heating charge?:** Extra €250 per week or €50 per day (on request) payable locally in cash. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Visitors Tax payable to Oliver's Travels at the time of balance payment (typically costs €1-€10 per person per night, excluding children under 14 and for a maximum of 5 consecutive nights - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.

- **Pool opening dates?:** The pool is open approximately from April 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.