

Villa Umbra

Region: Umbria **Sleeps:** 12

Overview

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

Upon entry, you're greeted by a welcoming open-plan living area featuring raked wooden ceilings, exposed stone walls, a cosy fireplace, and plush sofas - making it the perfect spot for intimate conversation or family gatherings. Adjacent 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 guest WC complete this floor.

Upstairs, the bright, spacious layout continues, with five elegant bedrooms - three doubles and two twins - all offering views over the rolling Umbrian countryside. Each room is paired with its own en-suite bathroom featuring walk-in showers, ensuring privacy and comfort.

Outside, the villa 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 provide an alfresco haven for meals or sunset aperitifs.

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. Cultural excursions to nearby towns like Città della Pieve, Perugia, and Cortona are also just a short journey away.

Facilities

Wi-Fi/Internet • BBQ • Washing Machine • Villa • Coffee Machine • Hairdryer • Cycling • Walking/Hiking Paths • Wine Tasting • Ground Floor Bed & Bath • Golf Nearby • Air-Con • Cots (Cribs) • Rural Location • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Tumble Dryer • Dishwasher • Microwave • Smart TV • Wheelchair Access • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outdoor Pursuit & Activities



Interior & Grounds

The Villa (270m2)

Main Villa

Ground Floor

- WC
- Dining room with adjacent well-equipped kitchen
- Double bedroom with king bed (180 x 200cm)
- Seating area with sofa
- Studio room
- Guest room with sofa double bed (160 x 200cm)

First Floor

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

Guest House

- Kitchenette and living room and 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

Villa Umbra enjoys an enviable position near the picturesque hilltop village of Paciano in Umbria, offering guests a peaceful countryside retreat with convenient access to some of the region's most captivating attractions. Nestled among olive groves and overlooking the rolling hills around Lake Trasimeno, the villa is perfectly situated for those seeking both relaxation and adventure.

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 available?:** No. Mandatory €250 to be deducted from security deposit, 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:** 4 nights.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Extra €250 per week or €50 per day (deducted from the security deposit). Upon request 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 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 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.