Villa Giardiniera

Region: Umbria **Sleeps:** 6

Overview

Situated in a beautiful spot in the heart of the old hilltop town of Spello, Villa Giardiniera is only five minutes walk to the main square of Piazza della Repubblica, where you'll find a huge range of shops, bars and fantastic restaurants.

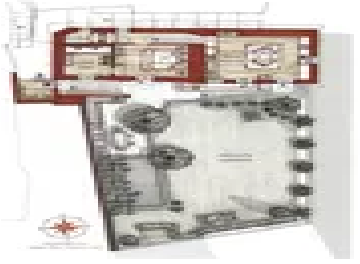
There's an abundance of outdoor activities to enjoy in the area (including fishing, hiking and trekking) all found conveniently near to the beautiful hill towns of Umbria. Explore fantastic towns and landscapes around Spoleto, Perugia, Montefalco, Gubbio, Città di Castello, Orvieto and Todi, as well as Assisi, the jewel in Umbria's crown, which is a mere 5km away from Spello!

Lounging in the wonderful garden spaces, taking up your time enjoying resting, reading and dining, is one of the greatest holiday pleasures - especially after a long day making the most of exploring wonderful Umbria!

Villa Giardiniera provides the perfect setting, with the garden specifically designed and planted to allow plenty of space to lie in the sun as it moves from east to west, or to recline in the shade on a day bed. The breathtaking view overlooks the Chiona valley, and thanks to the property's location traffic and noise are distant memories - the only thing before you is the Italian landscape at its very best.









Facilities

Weddings • Eco Friendly (Sustainable) • Historical Sites • <1hr to Airport • Air-Con • Recommended • Wine Tasting • Walking/Hiking Paths • Private Pool • Walk to Village • Maid Service Available • Quirky (Unique) • Ideal for Teens • Chef/Cook Available • Ground Floor Bed & Bath • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV • Heating • Pre-Stocked Fridge Available • Babysitting Available • On-Site Concierge • Supports the local community (locally owned) • Supports the local community

(promotes local businesses) • Committed to Renewable and Green Energy
• Promotes Sustainable Living (Recycling)

Interior & Grounds

The Villa

Ground floor
- Kitchen and dining area with a table for eight, and a lounging area with a plush sofa lined with aged linen
- Double bedroom (only accessible from the outside) with king-size bed and en-suite bathroom withtwin showers

Lower ground floor (only accessible from the outside)
- Double bedroom with king-size bed with en-suite bathroom with shower and toilet

Mezzanine
- Master Bedroom with king-size bed and en-suite bathroom with twin showers

Outside grounds

- Loungers and vintage garden furniture
- Compact natural stone swimming pool (6m×3 m) open approximately end-April to mid-October
- Open-air kitchen with gas stove and sink
- Lounge sofa with comfortable cushions

Facilities

- Washing Machine
- Air conditioning in all the bedrooms and kitchen/living area









Location & Local Information

Umbria is the 'green heart of Italy', one of the finest holiday destinations in the whole of Europe. It's a land of pristine rural landscapes, rolling wooded hills, mountains, valleys and, of course, boasts some of the most sublime art and architecture in the world.

Spello, where Villa Giardiniera is found, is only 20 minutes drive from Perugia airport and within a stone's throw away from Assisi, the birthplace of St. Francis. It's a quiet and elegant little town with excellent restaurants famed for the typically robust (and undeniably delicious) Umbrian cuisine, fine wines and raft of historic buildings. Spello is an ideal base from which to discover this beautiful and characterful region of Italy.

Within easy reach are the famous hill towns of Orvieto (with its legendary cathedral), Todi, Città di Castello, Gubbio, Perugia, Spoleto and the highly regarded wine region of Montefalco.

Local Amenities

Nearest Airport	**Perugia International Airport (22 km)**
Nearest Airport 2	**Florence International Airport (190 km)**
Nearest Village	**Spello (1 km)**
Nearest Town/City	**Foligno (12 km)**
Nearest Restaurant	**(700 m)**
Nearest Bar/Pub	**(800 m)**
Nearest Supermarket	**(700 km)**
Nearest Shop	**(700 m)**









What we love

- The villa enjoys a fantastic location - at the foot of medieval hilltop town, great for exploring one of the most beautiful regions in Italy!
- The wonderful garden offers unique views and a fantastic place to relax
- The modern and chic furniture will give your holiday a really sumptuous feel!

What you should know...

- Larger parties travelling together may also book the equally gorgeous Villa Buona (https://www.oliverstravels.com/italy/umbria/villa-buona/) (sleeps 6), La Casetta (https://www.oliverstravels.com/italy/umbria/la-casetta/) (sleeps 2-3) and La Camerata (https://www.oliverstravels.com/italy/umbria/la-camerata/) (sleeps 2) are also virtually next door.
- The pool is quite compact (3m x 6m) as the property is found in the historic centre where pool sizes are limited accordingly.
- There is no parking directly outside the house; however, parking is available just a few minutes away, along an uphill street. Please enquire for more information.
- Please note that the use of any external caterers and/or contractors is not permitted.
- If you are interested in hosting a wedding near Spello, the owner has a beautiful residence just a 5-minute drive away - please see the "Events" tab for more details.
- The house's layout and features make it suitable for families with children aged 7+.

Terms & Conditions

- **Security deposit:** €500 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 pm to 8 pm. Check-in outside these hours is available upon request, subject to the owner's prior approval, and incurs an additional fee of €50. Please enquire for more details.

- **Departure time:** 10 am.

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

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Pets are not allowed.

- **Other Ts and Cs:** Please note that the use of any external caterers and/or contractors is not permitted. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note home security devices may be installed at the villa, please enquire for further information. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

- **Changeover day:** Saturday.

- **End of stay cleaning:** Extra €260 (€270 in 2027), per week, payable in cash locally. 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.

- **Other Cleaning:** For stays longer than one week, a mandatory weekly cleaning is required at the end of each week (€260, €270 in 2027, payable locally).

- **Smoking Allowed?:** Outside only.

- **Other 2:** Weddings, stag/hen parties and any special events are not allowed at the accommodation. Events are possible at the owner's separate events venue a short drive away, subject to prior arrangement with the owner and additional charges. Please see the "Events" tab for details.

- **Other 3:** The house's layout and features make it suitable for families with children aged 7+.

- **Minimum stay:** 7 nights. All other durations on request.

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

- **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 connection included

- **Pool towels included?:** Yes.

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