Villa Antenore

Region: Umbria **Sleeps:** 6

Overview

Set among centuries old olive trees, Villa Antenore is an eco-conscious contemporary villa that feels deeply connected to its Umbrian surroundings. Floor-to-ceiling glass windows frame far reaching views across Lake Trasimeno, while carefully chosen materials and stylish furnishings create a sense of calm sophistication. Designed for effortless indoor and outdoor living, this 3-bedroom retreat is a place where days are shaped by the light and landscapes of this beautiful part of Umbria, close to the border with southern Tuscany.

Inside, the generous open-plan living space is flooded with natural light. The state-of-the-art kitchen, fitted with high-end appliances, invites long meals around the handcrafted dining table, set against a backdrop of shimmering water and changing skies. Each of the three ensuite bedrooms opens directly outdoors, offering privacy, comfort and glorious natural vistas. Bathrooms are thoughtfully designed – we especially love the master's en suite with its spa-like chromotherapy bath tub for an extra touch of decadence.

Outdoor living is at the heart of the experience. The heated saltwater infinity pool stretches toward the horizon, complete with a baja shelf, lap lane and whirlpool seating. Nearby, a shaded dining area with barbecue provides space for summer lunches and evenings under the stars. Above it all, the rooftop terrace with its fire pit becomes a natural gathering point for sunset aperitivi and late night conversations.

Villa Antenore enjoys an idyllic setting within a two hectare olive grove, just 7km from the lakeside town of Passignano sul Trasimeno. From here, guests can explore Lake Trasimeno's promenades and islands, venture into historic Umbrian towns such as Perugia and Assisi, or cross into southern Tuscany for days in Cortona, Montepulciano and Pienza.

Back at home, an array of wonderful services can help tailor each stay, offering everything from daily housekeeping and breakfast to private chefs, cooking classes, wellness treatments wine tastings or even rooftop *aperitivi* with a private mixologist. Villa Antenore is a stunning base for those seeking beauty, balance and a more considered way to experience Umbria and Tuscany.









Facilities

Watersports • Boat Trips • Ideal for Kids • Eco Friendly (Sustainable) • Cycling • Historical Sites • Working Fireplace/Woodburner • Private Pool • Canoeing/Kayaking • Wine Tasting • Fishing • Air-Con • Romantic • Walking/Hiking Paths • EV Charger • <1hr to Airport • Villa • Horse Riding • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Heated Pool •

Instagrammable • All Bedrooms En-Suite • Modern • Ground Floor Bed & Bath • Saltwater Pool • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Fire Pit • Heating • Water excursions/Boat trips • Cooking Classes Available • Yoga Classes Available • Wine-Tasting Available • Breakfast Included • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Villa Interiors (230sqm)

- Open-plan living area with sofa, two armchairs, built-in fireplace, wall-mounted 65-inch Smart TV (Netflix, Prime, Now) and Sonos speaker. Floor to ceiling glass windows open to dining terrace and pool
- Open-plan kitchen-diner with island, high-end appliances (dishwasher, oven, hob, kettle, coffee maker, microwave, hand blender, press toaster) and handcrafted dining table for 6 guests with floor to ceiling glass windows opening to lake view
- Guest WC
- Master bedroom with king-size double bed (180x200cm), desk, walk-in closet, garden access and en suite bathroom with open shower and chromotherapy soaking bath tub
- Bedroom with queen-size double bed (185x195cm), desk, garden access and en suite bathroom with shower and double basin
- Bedroom with queen-size double bed (185x195cm), sitting area, garden access and en suite bathroom with shower and double basin

Outside Grounds(400sqm)

- Infinity salt water swimming pool (17m long, including infinity shelf with waterfall, baja shelf and whirlpool bench). Open year round, heated approximately April to October.
- Poolside sun loungers (x6) and parasol
- Shaded pergola with al-fresco dining table
- Built-in barbecue, wood-fired oven and outdoor sink
- Roof terrace with outdoor lounge and firepit
- Large grounds (not fully fenced) with 2-hectare olive grove, different levels (unfenced)
- Parking (two-car carport)
- Electric vehicle charging Type 2 (for additional charge)
- Gated entrance

Additional Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Smart home system
- Mosquito nets
- Slippers and bathrobes (on request)
- Toiletries
- Two security cameras (outdoors, can be turned off on request)









Location & Local Information

Set within a two-hectare olive grove, Villa Antenore enjoys panoramic views over Umbria's beautiful Lake Trasimeno. The villa enjoys a private setting, with just one other neighbour close by, yet also offers easy access to the charming lakeside town of Passignano sul Trasimeno (7km). This is an excellent base for exploring both Umbria and southern Tuscany, from historic towns to celebrated food and wine destinations.

Passignano sul Trasimeno (7km) is a delightful focal point for days spent by the water. Its relaxed lakeside promenade is perfect for gentle strolls, while Lake Trasimeno itself offers opportunities for walking, cycling, seasonal water-based activities and ferry crossings to the lake's islands.

The surrounding area is rich in characterful villages. Magione (10km) offers traditional Umbrian charm and a striking historic castle, while Castiglione del Lago (26km) sits proudly on a peninsula, enclosed by medieval walls and rewarded with panoramic lake views.

Further afield, Umbria's cultural highlights are easily reached. Perugia (29km), the regional capital, is known for its historic centre, museums and vibrant café culture, while Assisi (54km), a UNESCO World Heritage Site, captivates with its spiritual heritage and magnificent basilicas.

Southern Tuscany is equally tempting, with Cortona (29km), Montepulciano (52km) and Pienza (59km) all offering memorable day trips, alongside longer excursions to Siena, Arezzo or even Florence.

Local Amenities

Nearest Airport	**San Francesco d'Assisi Airport (Perugia) (40km)**
Nearest Airport 2	**Florence Airport (149km)**
Nearest Airport 3	**Rome Ciampino/Rome Fiumicino (212km/225km)**
Nearest Beach	**Lakeside beach/lido (5.5km)**
Nearest City	**Perugia (29km)**
Nearest Golf	**Antognolla Golf (30km)**
Nearest Restaurant	**Passignano (Within 7km)**
Nearest Supermarket	**Passignano Sul Trasimeno (7km)**









Nearest Tennis	**Passignano (6.5km)**
Nearest Train Station	**Passignano Sul Trasimeno/Perugia (7km/29km)**
Nearest Village	**Passignano Sul Trasimeno (7km)**

What we love

- Set within a two-hectare olive grove, this stylish villa feels beautifully connected to the Umbrian landscape, with far-reaching views over Lake Trasimeno
- Each of the three elegant en suite bedrooms opens directly outdoors, while the master bathroom's spa-like chromotherapy bathtub adds an indulgent touch
- The villa combines refined comfort with eco conscious design, using energy efficient systems and thoughtfully sourced materials to reduce its environmental footprint
- As the sun sets, the rooftop terrace becomes a magical spot for *aperitivi*, with ever-changing colours lighting up the sky
- The heated infinity pool is a real showstopper, as is the al-fresco dining terrace with glorious lake vistas
- Just 7km from Passignano sul Trasimeno, experience the beauty of Lake Trasimeno – perfect for long walks, cycling, watersports and boat trips
- Visit historic Umbrian towns or venture to picture-perfect Tuscan villages such as Cortona and Montepulciano

What you should know...

- The accommodation is all on one level with a low step to the entrance (however the house is not suitable for wheelchair accessibility).
- Please also note the beautiful grounds feature different levels, including a sloping olive grove and steps leading up to the upper garden and roof terrace – the views are incredible - although it may not be best suited to guests with mobility issues and children must be supervised.
- Please note home security devices are installed at the villa, please enquire for further information.
- Please note the electric vehicle charging station is available on request only and subject to an extra cost (payable locally).
- A car is highly recommended to explore the local area.
- The infinity pool is unfenced, please take care and supervise children.

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:** 3.00 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. Check-out outside this time may be subject to an extra cost. Please enquire for more details.

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

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

- **Pets welcome?:** While the owner love animals, to maintain the highest standards of cleanliness for all guests, pets are generally not permitted. However, the owner may consider exceptions during low season for medium-small dogs, upon request at the owner discretion . An extra fee applies. Please enquire for further info.

- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information.
 Please note the electric vehicle charging station is available on request only and subject to an extra cost (payable locally).
 Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. 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(2026) 5 nights (2027). All other durations on request.

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

- **Pool heating charge?:** Include from April to October. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Owners will operate heating as advertised, but specific temperatures can't be guaranteed. No compensation applies where weather affects pool heat.

- **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 towels included?:** Yes.

- **Pool opening dates?:** 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.