# Portrait Panicale

**Region:** Umbria **Sleeps:** 6

## Overview

Set among softly rolling hills close to Lake Trasimeno, Portrait Panicale is a place where landscape, history and comfort come together with ease. This sensitively restored farmhouse enjoys far-reaching views across the Umbrian countryside, creating an immediate sense of calm. The atmosphere feels unhurried and deeply connected to its setting, appealing to travellers who value scenery, sustainability and authentic Italian character.

Portrait Panicale sits within a beautifully landscaped three-acre park designed by an Italian landscape architect. Lavender, cypresses and olive trees frame shaded pergolas that encourage long lunches and slow evenings outdoors as the light softens over the hills. A private swimming pool looks out across the vines, offering a peaceful spot to unwind after a day exploring the region.

Guests stay on the upper floor of this former farmhouse. Built in 1890 and carefully brought back to life from near ruin, the house retains the soul of a traditional Tuscan Umbrian farmhouse with local stone and original beams. Modern comforts have also been added such as air-conditioning and Smart TVs, and the house is powered by solar panels within the grounds.

Across the upper floor, three ensuite double bedrooms, furnished with restored antiques and warm natural tones, welcome up to 6 guests. A living room with open fireplace and a well-equipped kitchen and dining area invite relaxed gatherings. The welcoming owners live on the ground floor and are on hand to help guests make the most of their stay.

Just 2.5 kilometres away, the hilltop village of Panicale is classified as one of Italy's *Borghi più belli*, with lovely views towards Lake Trasimeno. Scenic walks, cycling routes, wineries and local experiences are easily reached (from olive harvesting and truffle hunting to cashmere shopping), while Perugia, Orvieto, Montepulciano and Cortona are all within comfortable driving distance. Whether exploring the region or simply relaxing in the grounds, Portrait Panicale offers a beautifully balanced country escape.









## Facilities

Golf Nearby • Historical Sites • Cycling • Boat Trips • Working Fireplace/Woodburner • Private Pool • Eco Friendly (Sustainable) • Wine Tasting • Air-Con • Canoeing/Kayaking • Watersports • Ideal for Kids • Horse Riding • Villa • Walking/Hiking Paths • <1hr to Airport • Ideal for Teens • Cots (Cribs) • Chef/Cook Available • Pets on Request • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Dishwasher • Microwave • Smart TV •

Heating • Caretaker/Owner on Site • Kid-friendly museum • Water excursions/Boat trips • Cooking Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds









**The Villa (200m2)**

*Upper Floor (private access from the main entrance)*

- Living area with fireplace
- Dining area and partially open kitchen, well-equipped including dishwasher, oven, kettle, toaster, coffee machine, microwave and fridge-freezer
- Shower room with washing machine
- Bedroom with double bed and en suite shower room
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*The owners live on the ground floor of the farmhouse*

**Outside Grounds (10,000m2)**

- Swimming pool (10x5m, depth: 1.4m), open approximately mid-May to end-September
- Poolside sun loungers (x6) and shaded pergola
- Pergola with outdoor seating
- Pergola with dining area
- Barbecue
- Landscaped grounds with lavender, shrubs and olive trees (fenced)
- Covered private parking for 6 cars
- Solar panels

**Additional Facilities**

- Mosquito nets
- Highchair (on request)

# Location & Local Information

Set amid the softly rolling Umbrian hills, Portrait Panicale enjoys an idyllic position overlooking vines and farmland, close to Panicale, one of Italy's most beautiful villages. Between Rome and Florence, and just a short drive from the shores of Lake Trasimeno, this is a fine location for experiencing the beauty and historic charm of Umbria and southern Tuscany.

The medieval hill town of Panicale is around 2.6km away – the most energetic guests could walk (following typical country roads, no pavement) or it's a short drive/cycle ride away. The perched village is classified as one of Italy's *Borghi più belli* – the views of the surrounding landscapes and Lake Trasimeno are glorious. The owners can recommend village restaurants and even help with reservations.

There are many lovely walks from the property, including one to a local winery, and bike hire can also be arranged (mountain biking is popular here). Other wonderful activities include horse-riding, truffle hunting, olive oil tastings (and olive harvesting in October/November) and so much more.

Days by the water are easily enjoyed at Lake Trasimeno, where sailing, kayaking, boat trips and lakeside walks offer a relaxed pace of life. Castiglione del Lago (13km) adds a cultural flourish, with its impressive Rocca del Leone fortress, historic centre and lively restaurants.

Spend time discovering the rural charm of Umbria, known as the Italy's green heart. Many pretty villages and towns are within easy reach such as Città della Pieve, Orvieto and Perugia, all within around 30 to 60 minute-drive. Each offers a distinct character, from Renaissance art and dramatic cathedral façades to bustling streets filled with local life.

Crossing into southern Tuscany opens up classic destinations such as Montepulciano, Pienza and Cortona, while rail connections from Chiusi-Chianciano Terme (15km) also make day trips to Florence (90 mins) or Rome (2 hours) an appealing and effortless option.

## Local Amenities

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| Nearest Airport | **San Francesco d'Assisi Airport (45km)** |
| Nearest Airport 2 | **Florence Airport (153km)** |
| Nearest Airport 3 | **Rome Ciampino/Fiumicino (184km/198km)** |
| Nearest Beach | **Lakeside beach at Castiglione del Lago (13km)** |
| Nearest City | **Perugia (43km)** |










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| Nearest Golf | **Golf Club Lamborghini (5km)** |
| Nearest Restaurant | **Panicale (2.6km)** |
| Nearest Shop | **Grocery store in Panicale (2.6km)** |
| Nearest Supermarket | **Conad (5km)** |
| Nearest Town/City | **Perugia (37km)** |
| Nearest Train Station | **Chiusi-Chianciano Terme (15km)** |
| Nearest Village | **Panicale (2.6km)** |

# What we love

- This beautifully restored 19th century farmhouse blends original stone, beams and antiques with modern comforts, powered sustainably by solar panels.
- Set within a landscaped three-acre park, where lavender, cypress and olive trees frame pergolas for long, relaxed meals outdoors.
- The private swimming pool enjoys far-reaching views across vines and rolling Umbrian hills, creating a wonderful spot to unwind.
- The owner is on hand to help you with an array of services and experiences from cookery classes, private chef and itineraries to truffle hunting, olive oil tasting and more.
- Just 2.5km from Panicale, one of Italy's *Borghi più belli*, with panoramic views towards Lake Trasimeno.
- Perfectly placed for exploring Umbria and Tuscany, with wineries, scenic walks and cultural highlights like Perugia, Montepulciano and Cortona within easy reach.

# What you should know...

- Set on the upper floor of a charming farmhouse, this accommodation offers privacy and character, with the owner residing discreetly on the ground floor (often away during the day). The pool and grounds are exclusively for guests' use and are meticulously maintained each day.
- Panicale is just over 2.5km away – the keenest of walks could head there on foot (following typical country roads, no pavement) or it's a drive away. Car hire is still essential to be able to stock up on groceries and explore this beautiful region.

# Terms & Conditions

- **Security deposit:** €300 charged to client's credit card by Oliver's Travels 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:** By 10.00 a.m.

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

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

- **Pets welcome?:** On request only and with prior agreement with the owner.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. <br> 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. <br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. <br> Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Friday.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are 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:** 7 nights.

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

- **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?:** Yes.

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

- **Pool opening dates?:** The pool is open approximately from mid-May to late-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.