Villa Salone Letterario

Region: Umbria **Sleeps:** 18

Overview

Set among vineyards and orchards in the Umbrian countryside near Perugia, Villa Salone Letterario is an elegant early 20th-century Art-Nouveau residence surrounded by a private park of century-old trees. As you approach along the tree-lined drive, the villa's graceful façade hints at its refined past, while inside, high ceilings, fireplaces and generous proportions create a sense of space and quiet grandeur.

Step through the entrance and into a large hall warmed by a fireplace, leading to a series of beautifully arranged reception rooms. There is a formal dining room for celebratory suppers, a relaxed games room with satellite TV, a bright breakfast room and a spacious kitchen designed for proper Italian cooking, complete with wood-fired oven, espresso machine and ample preparation space. A study, private chapel and guest WC complete the ground floor. Upstairs, a magnificent library with grand piano and fireplace opens onto a balcony, an atmospheric setting for evening music or a quiet afternoon with a book. Bedrooms are spread across the first and second floors, including several suites with sitting rooms, fireplaces and generous bathrooms, offering privacy and comfort for larger groups.

Outside, the parkland setting invites slow mornings and shaded strolls along winding paths that eventually lead to a small lake home to swans and ducks. In a secluded corner of the grounds sits the swimming pool, with a separate shallow circular section ideal for younger guests. Changing rooms, a solar shower and a covered barbecue area with pizza oven and wood-fired grill make this a natural gathering spot from late morning through to sunset.

Combining historic character with modern comforts such as Wi-Fi, heating and lift access, Villa Salone Letterario offers an elegant yet welcoming base for exploring Umbria and southern Tuscany.



Facilities

Working Fireplace/Woodburner • Walking/Hiking Paths • Horse Riding • Historical Sites • Ideal for Kids • Tennis Nearby • Boat Trips • Private Pool • Villa • Golf Nearby • Weddings • Cots (Cribs) • Pets on Request • Chef/Cook Available • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Lift • Games Room • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Heating • Water excursions/Boat trips • Cooking Classes Available • High Chair(s) • Fenced Grounds







Interior & Grounds

Villa Interior

Ground Floor

- Large hall with fireplace
- Dining room
- Games room (satellite TV)
- Breakfast room
- Spacious kitchen (2 sinks, oven, wood-fired oven, dishwasher, 2 fridges, freezer, fireplace for cooking, espresso coffee machine, American coffee machine, moka coffee machine, microwave, kettle, toaster, blender, whisker)
- Study (safe)
- Guest WC
- Private chapel

First Floor

- Library with a grand piano, fireplace and balcony
- Bedroom 1: Double bed, ensuite with shower
- Bedroom 2: Suite with double bed, sitting room and bathroom with bath
- Bedroom 3: Double bed, ensuite with bath
- Bedroom 4: Suite with double bed, sitting room and bathroom with bath
- Laundry room (clothes-washing sink, washing machine, iron board and iron)

Second Floor

- Bedroom 5: del Conte Suite with double bed, sitting room with fireplace, bathroom with bath tub, shower and double washbasins
- Bedroom 6: Twin beds (joined on request), built-in wardrobe, ensuite with bath
- Bedroom 7: Suite with double bed
- Bedroom 8: Twin beds
- Bathroom with bath
- Bedroom 9: Double bed, ensuite with shower

Exterior

- Parking
- Private pool (14x6m, 1.3m depth, plus a circular area with a diameter of 5m, depth of 80cm, ideal for children) (01/05-30/09)
- Solar shower
- Changing rooms
- Al Fresco dining
- Completely fenced-in garden
- Large, covered barbecue area with electric pizza oven, refrigerator, sink, wood-fired barbecue

Additional Facilities

- Wi-Fi
- Dishwasher
- Washing machine
- Baby bed
- Central heating
- Satellite TV









Location & Local Information

Villa Salone Letterario is located just outside Perugia, in the heart of Umbria, a region often referred to as Italy's "green heart" for its rolling hills, olive groves and medieval hilltop towns. The villa sits within a peaceful rural estate surrounded by vineyards and cultivated fields, offering privacy while remaining well connected to local amenities.

A grocery shop is just 1km away, ideal for fresh bread and daily essentials, while the historic city of Perugia is only 17km from the property. Perugia is known for its impressive Etruscan walls, Renaissance palaces and lively piazzas. Wander along Corso Vannucci, visit the National Gallery of Umbria or enjoy an espresso overlooking the Umbrian valley. The city is also famous for its chocolate production and hosts the annual Eurochocolate festival.

Assisi, 35km away, is one of Italy's most important pilgrimage sites and home to the Basilica of Saint Francis, with its remarkable frescoes. Lake Trasimeno (32km) offers boat trips to its islands, lakeside beaches, watersports and relaxed waterfront restaurants serving freshly caught fish. Golf enthusiasts will find courses within easy driving distance, while walkers and cyclists can explore scenic country roads and woodland trails nearby.

For day trips further afield, Chiusi, Montepulciano and Siena in southern Tuscany are all within reach, offering wine tastings, historic architecture and lively weekly markets. Orvieto's dramatic cathedral and cliff-top setting make another rewarding excursion.

Umbria is known for its truffles, olive oil and robust red wines, and the surrounding countryside offers opportunities to sample regional produce directly from local estates. The villa's rural setting provides an authentic glimpse into central Italian life, where agriculture, history and tradition intertwine.

Local Amenities

Nearest Airport	**Perugia Airport (22 km)**
Nearest City	**Perugia (17 km)**
Nearest Golf	**(14 km)**
Nearest Tennis	**(15 km)**
Nearest Train Station	**Perugia Silvestrini (13 km)**
Nearest Supermarket	**Conad (15 km)**









What we love

- The grand library with piano and fireplace, a wonderfully atmospheric space for music and evening gatherings!
- The secluded pool area with separate shallow section, ideal for families wanting space and privacy.
- The peaceful parkland setting with walking paths leading to a charming lake within the estate.

What you should know...

- While there is is no air-conditioning, the thick walls can be great at keeping the heat out, additionally a fan is provided in each bedroom.
- The house is arranged across three floors, connected by a main wooden staircase, a secondary staircase and a lift.
- A car is essential for reaching local shops, restaurants and the surrounding Umbrian and Tuscan towns.
- The villa is a historic early twentieth-century residence, so its traditional layout and character may feel different from a modern purpose-built holiday home.
- Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

Terms & Conditions

- **Security deposit:** €500 to be paid on arrival to the property in cash. The security deposit will be refunded on your departure date subject to an inspection.

- **Arrival time:** Between 4.00 p.m. and 7.00 p.m. Check-In outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 9.00 a.m.

- **Energy costs included?:** Included in the rental price.

- **Linen & towels included?:** Included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €100 per booking (payable locally).

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

- **End of stay cleaning:** Not included. An extra €500, payable on arrival in cash to the supplier. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival.

- **Other Cleaning:** Linen is changed weekly. Additional cleaning is available on request (extra charge)

- **Other 2:** Cook, chef, cookery courses and direct sale of the estate's agricultural products are available on request.

- **Minimum stay:** Flexible depending on season

- **Heating costs included?:** Heating charged at €1.50 per cubic metre (between November and April)

- **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 connection included.

- **Pool towels included?:** Not Included

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

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.