Villa Nebbiosa

Region: Umbria **Sleeps:** 10

Overview

How do you fancy waking up each morning to find yourself above the clouds, stepping out onto a private Loggia, and tucking into breakfast on a breath-taking hillside in the valleys of Perugia? Welcome to Villa Nebbiosa, a traditional Italian stone farmhouse bordered by pine trees and olive groves, restored to offer a blissful, luxury accommodation experience.

Staying true to the landscape that defines this property, the owners have been sure to restore it with traditional local materials, and it in fact boasts a very low carbon footprint. Stepping inside, gorgeous four poster beds, wardrobes and other stylish wood furnishings make centrepieces for characterful bedrooms.

The stylish private swimming pool is surrounded by slate tiles and sits overlooking the valley, offering quaint rural vistas and an amazing point from which to watch the sunset.

The spacious dining and living areas create a magical setting for evenings entertaining friends, and the farmhouse kitchen is fully equipped, combining subtle farmhouse features with a wealth of modern amenities. When it's a little more peace and quiet you desire, the surrounding grounds offer many idyllic walks in the wild countryside that surrounds.

If you do want to venture further afield the house has an abundance of books detailing the area's most secluded spots. There is also plenty of fascinating history and culture in the nearby medieval village of Citta di Castello and don't miss the authentic restaurants and weekly market in Umbertide.

Other wonderful gems of Umbria include the picture-perfect villages of Montone, Gubbio and Assisi, spend time by the shores of Lake Trasimeno, explore the beautiful town of Perugia or cross the Tuscan border to Cortona, an idyllic village made especially fanous by Frances Mayes' 'Under The Tuscan Sun'.









Facilities

Eco Friendly (Sustainable) • Historical Sites • Horse Riding • <1hr to Airport • Walking/Hiking Paths • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Fishing • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Maid Service Available • Ground Floor Bed & Bath • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Laptop Friendly Workspace • Games Room • Indoor Games • DVD • Table Football • Heating • Ceiling Fans • Pre-Stocked Fridge Available • Yoga Classes Available • Wine-Tasting Available • Babysitting Available • Supports the local community (promotes local businesses) • Committed to Renewable

and Green Energy • Mattress protector • Plastic crockery • Pushchair • Promotes Sustainable Living (Recycling) • Protects and conserves local Heritage • High Chair(s)

Interior & Grounds









Villa Interiors

Ground Floor

- Large equipped farmhouse kitchen including dishwasher and coffee machine, leading to Loggia for outdoor dining
- Spacious dining room
- Family/group room with log burning fire
- Study with sofa bed
- Double bedroom with ensuite shower room

First Floor

- Large drawing room with open fireplace
- Twin bedroom
- Double Bedroom
- Family bathroom with bath, shower, bidet and WC
- Large master bedroom, four poster bed, ensuite bathroom including double shower and double basins
- Laundry room

Second Floor

- Leisure room with TV and 3 futon beds that can be converted to a 5th bedroom

Outside Grounds

- Infinity type pool, open approximately May to October
- Olive grove and small vineyard
- Games room with table tennis and table football
- Wooded area for walking
- Barbecue
- Parking

Facilities

- Wi-Fi
- Table tennis
- Table football
- Fireplace
- Ceiling fan in 4 bedrooms and portable fan in leisure room
- Washing machine and dryer
- Mosquito nets

Location & Local Information

Villa Nebbiosa enjoys a wonderful location in the province of Perugia with far-reaching views of the valley, surrounded by woodland, vines and olive trees. Perugia Airport is 51km away whilst Florence Airport is around 2 hours by car.

It's reached via a 4km long track (unpaved, therefore a suitable car is needed) which winds into the woodland and you are rewarded with the most beautiful setting and Umbrian vistas around you. You can walk through the surrounding woodland, looking out for an abundance of wildlife. Heading back to the main road, there's a bar and grocery store around 10 minutes away by car or drive to the local village for useful amenities including restaurants, bars, shops, three supermarkets and a train station with connections to Perugia.

Visit the large town of Umbertide (20km) to admire its historic architecture, soak up the ambience of its weekly market and dine out in authentic Umbrian restaurants trying out regional specialities such as *polenta alla cacciatora* and dishes made with locally sourced truffles. Art-lovers should visit Museo Santa Croce, a former church which is now a museum displaying important works of art.

Città di Castello (19km) is another artistic gem of this region, close to the Tuscany border, home to stunning palazzi, gorgeous squares and the town's historic art collection including works by local artist, Alberto Burri.

Elsewhere in Umbria, enjoy lunch surrounded by the most sensational views in the perched village of Montone (19km) or venture to medieval Gubbio (50km) and ride on its historic funicular to Basilica of Sant'Ubaldo for more incredible vistas. Discover the beauty of Lake Trasimeno and its many lakeside activities (cycling, walking, summer watersports and boat trips) or drive further south to the famous town of Assisi (70km).

The university town of Perugia (54km) is another gorgeous









Umbrian destination or you may prefer to drive north, crossing the Tuscan border, to the wonderful city of Arezzo (64km) with its impressive Piazza Grande.

Remaining in southern Tuscany, picture-perfect Cortona (39km), made especially famous by Frances Mayes' 'Under The Tuscan Sun', is another brilliant day out, as is the Renaissance village of Montepulciano (74km) with its glorious vineyards producing one of Italy's most finest wines, Vino Nobile de Montepulciano.

Local Amenities

Nearest Airport	**Perugia Airport (51km)**
Nearest Airport 2	**Florence Airport (148km)**
Nearest Village	**Trestina (8.5km)**
Nearest Town	**Umbertide/Città di Castello (20km/19km)**
Nearest Restaurant	**Trestina (8.5km)**
Nearest Bar/Pub	**Bar-tabacchi (5km)**
Nearest Shop	**Grocery store (5km)**
Nearest Supermarket	**Trestina (8.5km)**
Nearest Golf	**Antognolla Golf (36km)**

What we love

- At Villa Nebbiosa you'll find a heavenly space and tranquility that soothe the soul, and will stay with you forever.
- The perfect combination of bags of space inside and out, yet many great communal spaces where guests can come together in comfort and style.
- The views across the valley are truly inspiring.
- Spend time in idyllic Città di Castello with its palazzi, squares and art collection and sample authentic Umbrian fare in one of its many restaurants
- Other wonderful day trips include Perugia, Gubbio and Assisi as well as gems of southern Tuscany such as Cortona and Arezzo.

What you should know...

- The villa has a feature open-tread staircase - young children will need to be supervised when using this.
- An unpaved 4km road provides the only access to the house - a high sided vehicle is recommended for reaching the villa and exploring the local area.
- Please note that some balustrades on the balcony are less than 90 cm in height; kindly review the photos carefully before booking. Children must be supervised by an adult at all times when on the balcony.

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

- **Departure time:** 10.00 am.

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

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

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.

- **Changeover day:** Saturday. All other days on request.

- **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?:** No.

- **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 person per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi connection included.

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

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