Villa Condotti

Region: Umbria **Sleeps:** 12

Overview

Villa Condotti is a modern restoration of an Umbrian stone farmhouse, with a rustic brick patio and swimming pool. Surrounded by thoughtfully maintained, landscaped gardens, a subtle plethora of herbs and flowers send exotic aromas ruminating through the oak and walnut trees, and around the property.

This hilltop destination retains all the charming characteristics of a traditional Italian villa, including terracotta floors, wood beamed high ceilings and thick stone walls. Nevertheless, the modern décor is delicately stylish, and really compliments the expansive rooms.

Guests will enjoy magical, warm evenings out on the Loggia, enjoying fine feasts prepared in the vast and well equipped kitchen, before watching the sunset over the rural, wooded valley from your own private pool. Alternatively, the library offers an array of reading material where you can curl up with a good book, or sink into one of the amazing sofas in one of the reception rooms in front of the fire.

Thinking of heading out to explore the unspoilt Umbrian countryside? The English speaking house managers will delight in helping you organise a personalised trip out in the local area that is just what you're looking for. If you'd rather keep it simple, the hilltop town of Montone is within 2.5km, so you can get your morning coffee in the town square after a refreshing stroll through the surrounding countryside.









Facilities

Villa • Historical Sites • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Fishing • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Heated Pool • Pets on Request • Maid Service Included • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Walk to Restaurant • Pool Safety Feature • Wi-Fi/Internet • Rural Location • Washing Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Indoor Games • DVD • Tumble Dryer • Outdoor Games • Heating • Ceiling Fans • Babysitting Available • Xbox/Playstation/Wii • Property host • Swings • Trampoline • Slide • Ideal for Babies & Toddlers • Pool inflatables • Stair gates • Mattress protector • Plastic crockery • Bath toys • Changing mat • Potty • Pushchair • Bottle steriliser • Bibs • Baby monitor • High Chair(s) • Fenced Grounds

Interior & Grounds









Villa Interior

Ground Floor

- Living room with fire place and library area
- Dining room with terrace access
- Well-equipped kitchen
- Bedroom with double bed and ensuite bathroom (wheelchair accessible)
- Guest WC
- Laundry room with washing machine and dryer

First Floor

- Bedroom with double bed, balcony and ensuite bathroom with a bath and shower
- x2 Bedrooms with king-sized beds and ensuite bathroom
- Bedroom with twin beds and ensuite bathroom
- Living room with TV and DVD

Outside Grounds

- Heated private swimming pool (15m x 5m) with security pool cover for child protection. Open approximately May to end-September.
- Outdoor shower
- Loungers for 10 guests and parasols
- Loggia with dining table and seating for 10 people
- Gas Barbecue
- Landscaped fenced garden
- Parking
- Children's area with trampoline, tower, slide and swings

Facilities

- Wi-Fi
- Central heating
- Room fans
- Telephone
- iPod docking station
- Games console
- Iron

Location & Local Information

Nestled in the picturesque landscape of Umbria, Villa Condotti is 2.5km from one of Italy's most charming medieval hilltop towns, Montone. Only a 5-minute drive from the villa, you'll find a delightful selection of restaurants, cafes, and bars, perfect for savouring local cuisine. The main square is an inviting spot for enjoying aperitivos and ice cream while soaking in the historic ambiance. Montone hosts various festivals, including the renowned Umbria Film Festival and the Woodland Festival, providing a rich cultural experience.

For those looking to explore further, the nearby town of Umbertide is just a 15-minute drive away, offering supermarkets, pharmacies, shops, and a vibrant twice-weekly market. Outdoor enthusiasts can enjoy tennis courts in Umbertide or venture to the breathtaking Antognolla Golf Course, a mere 20-minute drive. The villa's house manager can arrange numerous activities, from wine tasting and cookery courses to horse riding and truffle hunting. With easy access to Lake Trasimeno, its water activities, designer shopping outlets, and several golf courses, this villa is your gateway to the best of Umbria.

Local Amenities

Nearest Airport	**Perugia (42km)**
Nearest Train Station	**Umbertide (11km)**
Nearest Village	**Montone (2.5km)**
Nearest Town/City	**Umbertide (11km)**
Nearest Restaurant	**Montone (2.5km)**
Nearest Shop	**Montone (2.5km)**
Nearest Beach	**Lake Trasimeno (40km)**
Nearest Golf	**Antognolla (23km)**









What we love

- Villa Condotti offers an abundance of space both inside and out, as well as a ground floor bedroom and bathroom for those who have difficulty with stairs
- The villa just 2.5km from the astoundingly picturesque old town of Montone, perched up on a hill top with many charming restaurants and cafes to choose from
- The vast, modern kitchen is fantastic for cooking, and entertaining large dinner parties

What you should know...

- A car is highly recommended to explore the local area and there is parking onsite.
- Walking distance to a village however please note that some parts of the route do not have pavements.
- The pool is fitted with a safety cover that helps prevent accidental access when closed. There is a gate at the top of the steps. However, it is still possible to walk around to other areas to access the pool. While these features provide an additional layer of protection, children must be supervised at all times.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon 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:** 10.00 a.m.

- **Energy costs included?:** Yes, except from use of the air-conditioning unit in the master bedroom which is available on request and at an extra cost, payable locally.

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

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

- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information.

- **Changeover day:** Saturday. All other changeover 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?:** Outside only.

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

- **Heating costs included?:** Extra cost during the winter months, payable locally.

- **Pool heating charge?:** Included approximately May to end-September. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Italian Visitors Tax is included.

- **Internet access?:** Wi-Fi internet access 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.