

# Villa Francis

**Region:** Umbria **Sleeps:** 17

## Overview

Leave your worries behind at Villa Francis, a 12th century villa in Umbria near the Tuscany border, which sits amid sunflower fields and wooded hills with the feeling of being untouched by the passage of time. The grounds include beautiful gardens, a 13x5m pool with hillside views, a hot tub and a splendid courtyard perfect for relaxing in the sun. Umbria's ruggedly beautiful landscapes and wines will amaze you.

This former monastery consists of 7 self-catered apartments containing 8 bedrooms for 17 guests. Each apartment has its own entrance and an en-suite modern bathroom, and many have original elements like stone walls, brick floors and wooden beams.

Umbria is near it all; from your location northwest of the village of San Giovanni del Pantano, medieval hill towns like Assisi, Perugia and Gubbio are within 40 km, and the art and culture of Arezzo, Siena and Florence are just 45-90 minute drives. Schedule a wine tour and go truffle hunting to enjoy the region's gastronomic delights. You can even book a cooking class to learn how to make handmade pasta.



## Facilities

Ideal for Kids • Weddings • Villa • Cycling • Tennis Nearby • Historical Sites • Watersports • Horse Riding • Walking/Hiking Paths • Ideal for Parties • Wine Tasting • Golf Nearby • Ideal for Teens • Chef/Cook Available • Pets on Request • Maid Service Available • Cots (Cribs) • Ground Floor Bed & Bath • Shared Pool • Parking Space • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Safety Deposit Box • Working Fireplace/Woodburner • Heating • Kid-friendly excursions • Yoga Classes Available • Wine-Tasting Available • Catering Available • Babysitting Available • Children's books • Baby bath

# Interior & Grounds

## Villa Interior

### Apartment 1 - First floor (4+3 pax)

- Bedroom with double bed and en-suite bathroom with shower
- Bedroom with double bed and en-suite bathroom with shower and bathtub
- Living/dining area with 2 double sofa beds
- Kitchenette



### Apartment 2 - External Stairs, First Floor (2+2 pax)

- Bedroom with double bed
- Living/dining area with double sofa bed
- Kitchenette
- Bathroom with shower



### Apartment 3 - Ground Floor (2 pax)

- Studio apartment with kitchenette, double bed, living and dining area and bathroom with shower

### Apartment 4 - External Stairs (2+2 pax)

#### *First Floor*

- Living/dining area with double sofabed
- Kitchenette
- Bathroom with shower

#### *Second Floor*

- Bedroom with double bed and en-suite bathroom and sofa

### Apartment 5 - External Stairs (3+2 pax)

#### *First Floor*

- Dining and living area with sofa bed
- Kitchenette
- Bedroom with double bed and en-suite bathroom

#### *Second Floor*

- Loft with French bed and en-suite bathroom with shower

### Apartment 6 - Ground Floor (2+2 pax)

- Bedroom with double bed and en-suite bathroom with shower
- Living/dining area with sofa bed
- Kitchenette

### Apartment 7 (2+1 pax)

#### *Ground Floor*

- Dining/living area with sofa bed
- Kitchenette

#### *First Floor*

- Bedroom with double bed

#### **Outside Grounds**

- Swimming pool (13x5m, depth: 1.5m) Open approximately May to end-September

- Poolside sun loungers
- Terraces and courtyards
- Garden and lounge furniture
- Jacuzzi
- Barbecue
- Parking space

#### **Facilities**

- Wi-Fi
- Heating
- Table tennis
- Hairdryer

# Location & Local Information

For Art & Culture Lovers the medieval hill towns of Assisi, Perugia, and Gubbio, as well as Cortona are only 40 km away; Arezzo, Siena and Florence are just a 45 – 90 minute drive away.

For Wine Lovers- The famous Gritti Family Vineyard offers a very popular vineyard tour, dinner and wine tasting in the Niccone Valley.

The world renowned wine trails of Montefalco in Torgiano where you can visit the Lungarotti Wine Cellars; and the prestigious Brunello wineries of Montalcino in Tuscany are only a 1 hour drive from Villa Francis. The beautiful Montepulciano and his famous "Vino Nobile" is just a 40 minute drive.

For Music Lovers – The Spoleto Classical Music Festival of the Due Mondi and the Umbria Jazz Festivals is in July and the Preggio Chamber Music Festival is in August.

There is also an 18 hole golf course at Antognolla Golf Club.

## Local Amenities

Nearest Airport	Perugia (40 km)
Nearest Airport 2	Florence (168 km)
Nearest Village	Preggio (8 km)
Nearest Town	Umbertide (15 km)
Nearest Restaurant	Preggio (8 km)
Nearest Bar/Pub	Preggio (8 km)
Nearest Supermarket	Umbertide (15 km)
Nearest Shop	Umbertide (15 km)



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## What we love

- Foodies will love local gastronomy, including truffles, freshwater fish, mountain cheeses and, of course, extra virgin olive oil.
- This villa's large swimming pool is well set in a natural landscape with fabulous views.
- You can really feel like you're away from it all in the midst of breathtaking natural beauty.

## What you should know...

- Unfortunately, due to the old stone stairs, this villa isn't right for those with mobility issues.
- A car is highly recommended to explore this beautiful region
- 12 more guests can be accommodated on sofa beds

# Terms & Conditions

- **Security deposit:** €800 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 3.00 p.m. - 6.00 p.m.
- **Departure time:** 8.30 a.m. - 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 and any other special events are on request only and subject to prior arrangement with the owner and additional charges. Please note stag/hen parties are not allowed.
- **Changeover day:** Saturday in July, August and during Christmas. Flexible during all other periods.
- **End of stay cleaning available?**: Yes. However, 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 in July, August and during Christmas. 3 nights during all other periods.
- **Heating costs included?**: Extra cost, payable locally.
- **Internet access?**: Wi-Fi internet access included.
- **Pool towels included?**: Extra €5, payable locally. Available on request.
- **Pool opening dates?**: The pool is open approximately beginning of 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.
- **Property Licence Number:** CIR: 054056B404009350 - CIN: IT054056B404009350