Villa Toppello

Region: Umbria **Sleeps:** 8

Overview

Villa Toppello is an exquisitely restored medieval house on the border between Umbria and Tuscany, offering a sumptuous and secluded retreat of natural style and local charm, overlooking the lake. This charming house offers a splendid and large private salt-water swimming pool measuring 12 x 6 metres, framed by flowering plants and the shade of the trees surrounding it.

This house offers a cosy, rustic façade with wooden shutters and old stonework. Overlooking the pristine meadows, there is a covered dining table amidst terracotta pots under a cool loggia, ideal for cool summer lunches or a splendid group aperitif. The outdoor spaces of Villa Toppello are sublime, the ancient outdoor stone staircase, very much in keeping with the Umbrian medieval style, leads to a roof terrace covered with flowering trellises.

Villa Toppello comprises four bedrooms with king beds and four bathrooms in the main house. One of the en-suite rooms is on the ground floor, with a convenient entrance to the living room (two steps up) and an independent exit to the loggia. Thanks to the ancient structure of the building, these rooms are cool in summer and warm in winter and are all air-conditioned for extreme comfort. The huge open-plan living room has a rustic atmosphere, beautiful exposed stonework, and an antique fireplace. Simply but elegantly furnished, guests will appreciate the cosy ambience, beautiful lighting and lively meals on the solid wood dining table. The muted colours, the soft brown leather of the sofas in the medieval-style great room and several spaces, including a writers' desk and a small library, contribute to the restful charm of this house. The kitchen is rustic but perfectly equipped for family self-catering, with all the modern touches and a beautiful view of the garden.

The property also boasts a small gym and sauna for those who wish to keep fit: it is a true retreat designed around tranquillity, restoration and well-being.

Villa Toppello has Wi-Fi and air conditioning in every room and is securely enclosed within its private driveway and grounds. You can also take long walks in the woods or visit the property by following the path that leads to a small private olive grove (the property has a total area of 11,000 sqm).









Facilities

Wellness • Working Fireplace/Woodburner • Private Pool • Ideal for Kids • Recommended • <1hr to Airport • Air-Con • Villa • Weddings • Dry Hire Option • Chef/Cook Available • Ideal for Teens • Marquee Hire Permitted • Has Discount • Has Offer • Cots (Cribs) • Special Offer • Maid Service Available • Outdoor Ceremony • All Bedrooms En-Suite • Ground Floor Bed & Bath • Flexible Catering Options • Parking Space • Heritage

Collection • Wi-Fi/Internet • Allow External Caterers • BBQ • Rural Location • No Curfew • Washing Machine • Outstanding Landscapes • Nearby Church/Chapel • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Table Tennis • DVD • Gym/Fitness Room • Tumble Dryer • Microwave • Smart TV • Sauna/Steam • Wine Cellar • Heating • Ceiling Fans • Pre-Stocked Fridge Available • Cooking Classes Available • Wine-Tasting Available • Children's videos/DVDs • Children's books • Trampoline • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Ground Floor

- Kitchen with oven
- Dining room with large wooden table for 10
- Large open plan dining room and sitting room with fireplace
- Bedroom with King-sized bed (160 x 190cm) and en-suite bathroom with shower, with private entrance
- Library with wine cellar

First Floor

- Bedroom with King-sized bed (170 x 200cm) and en-suite bathroom with shower and bathtub
- Bedroom with King-sized bed (170 x 200cm)
- Bathroom with shower
- Bedroom with King-sized bed (can be twinned)
- Bathroom with shower
- Sitting area with library and children's area with toys
- Terrace with lake views and breakfast table

Outside Grounds

- Swimming pool (12x6 m; depth 1.5 - 2.5 m)
- Veranda with al fresco dining
- Garden
- Trampoline
- Barbecue area
- Outdoor furniture
- Sun loungers
- Parking (for 4-5 cars)
- Wooden house with sauna, fitness room and toys
- Solar lamps

Additional Facilities

- Air conditioning in the bedrooms only
- Hairdryers in each bathroom
- Iron & ironing board
- Mosquito nets
- Cot and highchair (on request)









Location & Local Information

Villa Toppello is beautifully situated on the border between Tuscany and Umbria, just 10 minutes from the charming lakeside town of Passignano sul Trasimeno, where guests will find local amenities such as supermarkets, restaurants, and banks. This privileged location offers easy access to the beautiful shores of Lake Trasimeno and a wide array of culturally rich and historic towns nestled in the heart of central Italy. The lake itself is a serene setting for boat trips and nature watching, with picturesque islands like Polvese Island, home to a monastery, lush parkland, and a 14th-century castle.

Nearby, the historic town of Castel Rigone offers a peaceful escape and is home to the Sanctuary of Maria Santissima dei Miracoli, a beautiful example of Umbrian religious architecture.

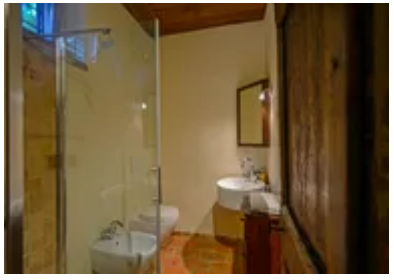
From the villa, guests can explore some of Italy's most iconic hill towns and cities, including Cortona, Montepulciano, Pienza, and Siena to the west, and Perugia, Assisi, Spoleto, Montefalco, and Gubbio to the east. Each town offers a unique blend of Renaissance art, medieval architecture, and traditional Italian charm. Florence and Arezzo are also within easy reach for inspiring day trips.

This region is also a hub for internationally renowned cultural events. Music lovers can attend the world-renowned Umbria Jazz Festival in Perugia, which attracts leading jazz artists and international audiences every July. Meanwhile, Spoleto's Festival dei Due Mondi celebrates classical music, dance, and theater with a rich program of performances set against the backdrop of one of Umbria's most beautiful historic towns.

Local Amenities

Nearest Airport	**Perugia Airport (40 km)**
Nearest Airport 2	**Siena Airport (94 km)**
Nearest Village	**Passignano sul Trasimeno (4 km)**
Nearest Town/City	**Perugia (35 km)**
Nearest Restaurant	**Restaurants & Bars (4 km)**
Nearest Supermarket	**Supermarkets & Shops (4 km)**
Nearest Golf	**Perugia Golf Club (29 km)**









What we love

- Villa Toppello is in an area of outstanding natural beauty, nature and historical interest, representing unspoilt Italy, where many local crafts and traditions remain in place.
- The outdoor spaces are sublime at this secluded, fragrant home; it offers a splendid poolside terrace, beautiful lawns and un-manicured fruit trees and blossoming plants, elegant dining courtyard and majestic views.
- The best of old and new blend seamlessly at Villa Toppello; original stonework, period features and medieval architecture finessed with all contemporary comforts.

What you should know...

- An SUV is highly recommended to reach the villa as there is a steep road up a hill with bumps for around 1km; private parking is available on site.
- Smaller children will need to be monitored by the pool, as well as in the garden due to the rural and hilly nature of the grounds.
- This is a rustic idyll rather than a glossy resort.
- Please note that the cottage is closed and not accessible for guests.
- Air-conditioning is featured in the bedrooms only.
- The pool has three easy steps located in the corner, making access simple and convenient.
- Please note that the gaps in the balustrades along the staircases exceed 10 cm in width and that some features may be climbable. Kindly review the photos carefully before making a booking. Children must be supervised by an adult at all times.

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card as a pre-authorisation one month before 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:** 10.00 a.m.

- **Energy costs included?:** Yes. Air-conditioning included, except during July and August, €100/weekly, payable locally.

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

- **Pets welcome?:** Pets are not allowed.

- **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.
 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.

- **Changeover day:** Saturday approximately May to September. Flexible during all other periods.

- **End of stay cleaning:** Extra €300, payable in cash locally. 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 smoking inside the villa.

- **Minimum stay:** 7 nights between June to September. 5 nights during all other periods.

- **Heating costs included?:** During winter and spring, heating is included up to €100 per week. Any extra payable locally in cash, based on consumption.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night- please enquire if exact amount is required).

- **Internet access?:** Wifi connection included.

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