

# Bisenzio Tower

**Region:** Umbria **Sleeps:** 16

## Overview

This lavishly renovated tower-turned-villa in Umbria has luxurious touches at every turn. Each guest will find their own pleasure; fitness lovers will hit the sauna and gym and the media room will enchant movie buffs. Bookworms will bury themselves in the extensive English library, while the chef of the family will perfect their pizza at the outdoor stone oven. All this, set above rolling hills at the border of Tuscany and Lazio.

This holiday villa is split between two buildings, with a courtyard between. The original 13th century tower spreads over four floors - to avoid the stairs, choose one of the ground floor bedrooms in the other building. The grounds were designed by a famous Italian landscape artist. Here, beneath a pergola dripping with leaves, you'll gaze out past the infinity pool to mountains beyond. Imagine breakfast on the stone terrace beside the sunroom - *perfezione!*

Overlooking the national park of Monte Rufeno, this holiday villa is set on a vast estate and is world apart from city life. Still, it's accessible - just 9 km from the A1 Autostrada connecting Rome and Florence. The nearest town is a precious medieval village above the Tiber whilst other idyllic places to visit include Città della Pieve, Orvieto and the wonderful waters of Lago di Bolsena.

Those wishing to explore a little further afield have Montepulciano, Cortona and Siena just over an hour away or take the train to Arezzo or Rome for the day.



## Facilities

Wellness • Historical Sites • Walking/Hiking Paths • Villa • Golf Nearby • Air-Con • Private Pool • Wine Tasting • Maid Service Included • Ideal for Teens • Cots (Cribs) • Heated Pool • All Bedrooms En-Suite • Ground Floor Bed & Bath • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Table Tennis • DVD • Gym/Fitness Room • Dishwasher • Smart TV • Satellite TV • Sauna/Steam • Home Cinema • Working Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Catering Available • Breakfast Included • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Main House

### *Ground Floor*

- Fully-equipped kitchen
- Dining room for 16 guests
- Breakfast room with sink, dishwasher, small fridge with integrated wine cooler



### *First Floor*

- Living room with fireplace
- TV room
- Study
- Snooker room

### *Second Floor*

- Bedroom with emperor-size bed and en-suite bathroom
- Bedroom with superking-size bed and en-suite bathroom

### *Third Floor*

- Bedroom with emperor size bed and en-suite bathroom

## Guest House

### *Ground Floor*

- Kitchenette
- Gym
- Sauna
- Living room with TV, sofas and desk with Mac
- Suite with bedroom with king-size bed, bathroom, small kitchenette and living area



### *First Floor*

- 2x twin bedrooms with en-suite bathrooms (can be converted into superking-size beds)
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with superking-size bed with en-suite bathroom and private balcony

## Outside Grounds

- Heated swimming pool (14x6m plus small toddler area),

open approximately April to October

- Boules court
- Landscaped gardens (terraced levels)
- Table tennis
- Covered gazebo with outdoor fridge
- Stone barbecue and pizza oven
- Gas BBQ
- Access to large estate with walking paths and farm

## **Facilities**

- Air conditioning (in all bedrooms and annexe's living room)
- Wi-Fi connection
- Smart TVs
- Library
- Sonos music system
- Sonos TV surrounds system (annexe)
- XBox One and PS4
- Alarm system

# Location & Local Information

Situated close to the Umbrian border with Lazio and Tuscany, Bisenzio Tower overlooks the stunning scenery of the Monte Rufeno national park in Umbria, the green heart of Italy. It's set in a large estate with vineyards, olive groves and an ancient breed of cattle who graze on the land. The on-site farm produces excellent wine, olive oil and high-quality beef, all organically certified.

Indeed, the whole area is a food lover's paradise. Umbria is home to the world famous salty Pecorino cheese, chestnuts, truffles and crisp dry Orvieto wine. Some of Italy's finest wine areas are on the doorstep and there are many small family-run vineyards which welcome visitors.

A haven of peace and tranquillity, yet you are also conveniently located just 9km from the A1 Autostrada between Rome and Florence. This means easy access to fascinating places including Orvieto, Arezzo, Assisi, Cetona, Montepulciano, Perugia, Siena and Spoleto as well as the lakes of Bolsena and Trasimeno.

Rome is two hours away on the Autostrada, and served by regular trains from the local town, which is just a 10-minute drive from Torre. Highlights include the Vatican City, Roman Forum, Colosseum and Spanish Steps.

Florence is about an hour and a half drive away and is also on the train line from the local town. Highlights include the Uffizi Gallery, Ponte Vecchio, Boboli Garden and Pitti Palace.

Siena is an hour and twenty minutes drive away, and again reachable by train. Visit the beautiful Campo square where twice a year (2nd July, 16th August) the world famous Palio takes place – a horse race dating back to the 1600s.

## Local Amenities

Nearest Airport	Perugia (70km)
Nearest Airport 2	Florence (160km)
Nearest Airport 3	Rome Fiumicino/Rome Ciampino (180km/170km)
Nearest Village	(9km)
Nearest Restaurant	Local village (9km)
Nearest Bar/Pub	Local village (9km)
Nearest Supermarket	Local village (9km)



Nearest Train Station

(11km)

Nearest Town/City

Orvieto/Perugia  
(24km/60km)

## What we love

- The furnishings are beautiful, combining traditional charm with touches of luxury.
- The housekeeper is also a wonderful cook - ask about her catering services.
- Enjoy idyllic walks through the estate's olive groves and vineyards and visit the owner's farm.
- All produce from the estate is organic and the owners are environmentally aware with water coming from underground wells and electricity from solar panels.
- Situated in Umbria, near the borders of Tuscany and Lazio, you have three of Italy's most beautiful regions to discover.
- A filtered still and sparkling water system has been installed as part of owners' commitment to reduce plastic.

## What you should know...

- The eight bedrooms are spread across two buildings - see the Features for details of the layout.
- Air-conditioning is featured in all bedrooms as well as the annexe's living room.
- The huge estate features olive groves, vineyards, the owner's farm and vast land where an ancient breed of cattle graze. Bisenzio Farmhouse (<https://www.oliverstravels.com/italy/umbria/bisenzio-farmhouse/>) is also on the large estate, a short drive away. The pool is not fenced, so children should be supervised when outdoors.
- Please note the property is only available on request during the winter.
- Please note the owners have a labrador that lives in a secluded area below the car park.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card as a pre-authorisation before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. to 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details
- **Departure time:** By 10.00 a.m.
- **Energy costs included?**: Yes.
- **Linen & towels included?**: Yes, plus mid-week change.
- **Pets welcome?**: Not allowed.
- **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 are installed at the villa, please enquire for further information. The pool is not fenced, so children should be supervised when outdoors.
- **Changeover day:** Saturday from May to September. Flexible on request during other period.
- **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. All other durations on request.
- **Pool heating charge?**: Extra cost, payable locally (approx. €350-€600 per week depending on gas consumption). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures. Pool heating is not available in the winter between mid-October and end-March.
- **Internet access?**: Wi-Fi connection included.
- **Pool towels included?**: Yes.
- **Pool opening dates?**: The pool is open approximately April 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.
- **Property Licence Number:** IT055002B501016334