

# Castelli Di Napoleone

**Region:** Umbria   **Sleeps:** 30

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## Overview

Castelli di Napoleone is an exquisite estate comprising of a medieval main castle with a stunning octagonal tower built by emperor Frederick II of Swabia, an adjacent former watch tower with a palace (fully renovated in 2023), and separate events-only castle, set within 1500 acres a very private historic Estate offering nature reserve, lakes, river and farm in the rolling Umbrian hills.

Brimming with opulence and heritage, this owner-managed abode carries all the hallmarks of prestige from generations of noble family ownership. It offers not just sumptuous accommodation, but true hospitality and warmth, from ingredients sourced from the working farm available to buy, to organised local visits drawing upon in-depth knowledge of the local area.

The castles have remained in the same family (descendants of the Bonapartes), since 1901. Set within privacy and seclusion, the majestic estate is faithful to the original structure, whilst offering contemporary comfort for a luxury break.

With sloping terracotta roofs and original stone, the main building is set around a charmingly elegant courtyard, whilst the imperial tower with its palace rises majestically. The courtyard is fragrant with blossoming plants and lemon trees, dotted with al fresco dining tables and parasols, and a latest generation wood-burning oven to bake delicious pizza, making a magical setting for dinner parties.

The main house (seven bedrooms) and the hill-top tower palace villa (eight bedrooms) can accommodate up to thirty guests; ideal for special occasions, and can set the scene for unutterably romantic weddings, coming complete with an 18th century church that is also available



for meetings and concerts. The main house can be hired alone (with capacity for 15), whilst the guest house can only be hired in addition to the main house (a further 15 guests).

The interiors at the Castelli strike just the right balance between being opulent and lavish, full of historical charm along with cosy comfort and contemporary touches for the modern family. With exposed timber beams, original doors and stone-work, contrasting with a refined, chic and luxuriant aesthetic, guests will enjoy the blend of glamour and history around them.

The living spaces provide abundant character and sedate luxury, with sumptuous tones of jade, cream jacquard upholstery in the drawing room and magnificent original fireplaces. Each of the bedrooms offers its own theme, from the elegant gilded bedsteads, to silk drapes in pistachio greens or salmon pinks, and polished antique furnishings.

Castelli di Napoleone offers a unique, secluded haven of grandeur, ornate style and optional hospitality. This 11th century house and commanding tower with its palace strike an opulent interplay between architectural verve and preserved history, offering something magical whether it be a wedding, anniversary, family celebration or occasion.

## Facilities

Romantic • Golf Nearby • Air-Con • Recommended • Wine Tasting • Private Pool • Ideal for Parties • Ideal for Kids • Walking/Hiking Paths • Horse Riding • Historical Sites • Tennis Nearby • Cycling • Eco Friendly (Sustainable) • Chateaux & Castles • Weddings • Ideal for Teens • Maid Service Included • Cots (Cribs) • Chapel on Site • Pets on Request • Chef/Cook Available • Saltwater Pool • <1hr to Airport • Parking Space • Heritage Collection • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Laptop Friendly Workspace • Indoor Games • Bicycles Provided • Tumble Dryer • Dishwasher • Safety Deposit Box • Satellite TV • Outdoor Games • Table Football • Home Cinema • Working Fireplace/Woodburner • Heating • Conference Facilities • Pre-Stocked Fridge Available • Cooking Classes Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Catering Available • Breakfast Available • Babysitting Available • On-Site Concierge • Playground •

Swings • Slide • Mountain bikes • Supports the local community (locally owned) • Boules/Petanque • High Chair(s)

# Interior & Grounds

- 1) Castle only (15-person price)
- 2) Castle and all bedrooms in the Guest Tower Palace Villa (20-person price)
- 3) Castle and Guest Tower (30-person price)

## Main Castle Interior (550 sqm)

- 7 bedrooms (6 double and 1 triple), with en-suite bathrooms (with rainfall showers and bath tubs, of which two are whirlpool)
- 2x guest bathroom
- Professional kitchen with dishwasher, volcanic stone grill, two ovens, refrigerators and freezer
- Bar-lounge with ice maker, coffee machine, fridge and professional glass washer
- Series of drawing rooms and reception rooms, including games room with pool table
- Living room with home cinema
- Panoramic covered terrace with commanding view over the valley, garden and castle courtyard

## Guest Tower Palace villa Interior

### Ground Floor

- Suite with independent entrance from the Tower front Square - small double bedroom (queen size bed), ensuite with rain shower and living room
- Entrance
- Fully equipped kitchen with NEFF semi-professional appliances (all electric)
- Dining room with large fireplace (sits 10)
- Open space with large dining table (sits 15), living area, wet bar (with coffer machine, fridge and ice-maker), smart TV with Netflix. Exit to the external panoramic terrace
- TV room
- Laundry room
- Guest bathroom
- 'The Vassal' double bedroom (king size bed can be converted into twins)
- Bathroom with shower, hydromassage and cervical cascade

### First Floor

- Single bedroom with ensuite bathroom with rain shower
- Master suite with double bedroom (double bed that can be converted into twins)
- Living room with fireplace
- Full bathroom with shower with hydromassage and cervical cascade
- Double bedroom (double bed can be converted into twins), with ensuite full bathroom with rain shower

### Second Floor

- Double bedroom (double bed can be converted into twins), with ensuite full bathroom with shower with hydromassage and cervical cascade
- Suite containing 2 double bedrooms and connected by an inner wooden staircase to the 3rd floor. Double bedroom (queen size bed) and bathroom



### *Third Floor*

- Studio wardrobe
- Double bedroom (queen size bed)

### Outside Grounds

- Infinity salt-water pool (14m x 7.5m; depth: 148 cm)
- Large wooden shelter with sofa and sunbeds, shower, dining area and fridge
- 3000m² terraced gardens featuring children's playground and panoramic terrace
- Castle roof terrace with views of the Tiber Valley
- 5000m² of landscape designed gardens featuring a 'David Austin' rose garden, botanic garden and vegetable garden
- Dining pavilion with stone barbecue
- Medieval courtyard surrounded by lemon trees with the latest generation wood-fired oven
- Access to 1500 acres of Bagnara Estate with walking/biking trails, woodland and picnic areas
- Working farm
- 18th century consecrated church
- Bocce court
- 2x barbecue area
- Private parking
- Lighting

### **Additional Facilities**

- Wi-Fi
- Air-conditioning (in all bedrooms of the main castle and panoramic veranda; in all rooms of the Tower Palace Villa)
- 4x stereo multiroom sound systems (in the main castle panoramic terrace, in the dining veranda, at the pool wooden shelter and at the Tower Palace villa living room)
- CD player
- Billiard table
- Mountain bikes with helmets for adults and children
- Fire alarm and carbon monoxide detector in the kitchen
- 2x fully-equipped laundry rooms (one in each building)



# Location & Local Information

The Castelli di Napoleone castles are nestled in a rural spot, in the heart of Umbria, just thirty minutes drive to the Tuscan border, set mid-way between Rome and Florence (each two hours drive away). Both Assisi and Perugia are within easy reach - Assisi, birthplace of St Francis, offers a mystical spot seeped with history and a beautiful historical abbey, whilst the medieval Perugia comes alive during the summer with festivals, music and theatre.

This unique residence offers both rural tranquillity as well as easy access to the peaceful close-by village of Ponte Pattoli, which has all essential amenities including bars, shops and eateries, whilst sports activities are plentiful nearby (riding, tennis and 18 hole golf course.) The beauty of this unique home is that it offers so much within its grounds, that guests have ample to do on their doorstep - the estate has a myriad of walking and biking trails, it offers truffle and mushroom hunting as well as yoga lessons, relaxing sound baths, cooking classes, win and truffles tastings, prepared picnics to enjoy along ancient trees, wild flowers, lakes, streams and a 6 kilometre stretch of the Tiber river.

The concierge team has excellent local knowledge and can organise anything from cooking classes, to wine tours in Umbria and nearby Tuscany, chocolate tastings, courses at Perugina factory, and more.

Nearby Todi is 30 minutes away, Spoleto is 45 minutes away and Orvieto is 60 minutes away. Spoleto boasts a colourful and intriguing history as well as artistic heritage dating back to Roman times; the town itself offers authentically Umbrian winding streets, artisan cafes, crafts-based shopping, as well as the castle and many churches which are centuries-old. Spoleto is known today for its annual summer Festival Dei Due Mondi, a showcase to the region's music, dance, opera and theatre. Orvieto's old town is a fascinating series of winding streets and piazzas with a colourful weekly market; the centrepiece is the Duomo, with an underground tunnelling system, and also worth visiting is the antique papal residence, the "Palazzo del Capitano del Popolo."

Lake Trasimeno, rich with history and cultural heritage is approximately 30 minutes distance. This is a nature lover's haven, and is home to wild ducks, cormorants, kites and kingfishers. An area of outstanding beauty, visitors will marvel at the majestic woods, sunflower and corn fields, vineyards and olive groves, whilst agriculture is still carried out following traditional techniques. Several charming towns are located on Lake Trasimeno, as well as its islands, visitors can enjoy unspoilt nature and boat trips on the lake.

From Romanesque architecture, to hilltop fortresses, to the funicular up the rock-face of Orient, to the enchanting Fracassi Caves, to the medieval basilica at Assisi, to one of Umbria's oldest towns Gubbio, Umbria is a gem of discovery, with so much for visitors, along with unfussy yet delicious regional cuisine.

## Local Amenities

Nearest Airport	Perugia (23km)
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Nearest Airport 2	Ancona (130km)
Nearest Town/City	Perugia/Assisi (25km/35km)
Nearest Restaurant	(4.5km)
Nearest Bar/Pub	(4.5km)
Nearest Supermarket	(5.5km)

## What we love

- Exceptional historical residence set in the heart of Umbria's rolling hills, close to Assisi, blending preserved medieval buildings, contemporary architectural restoration and the very best in Italian hospitality.
- All the privacy of an independent home alongside many optional services available from breakfast and a private chef to tailor-made tours and experiences.
- 1500 acres of parkland comprising nature reserve, botanic gardens, saltwater pool, church, working farm and vegetable gardens.
- Attracts a range of high profile guests, not for its name but for its genuine prestige and hallmarks of Italian heritage.

## What you should know...

- The 15-person price is for the main castle only (7 bedrooms) whilst the 20-person price includes all bedrooms in the Guest Tower Palace villa. The 30-person price includes the main castle (7 bedrooms) and all bedrooms (8 bedrooms) in the Guest Tower. Please see the "Features" tab for full details.
- Please note that the Guest Tower Palace villa can be rented only in addition to the main house, whilst there is also an additional events-only castle and church within the grounds.
- Air-conditioning is only available in the bedrooms of the main castle and in the panoramic conservatory. The Guest Tower Palace villa has AC in all rooms.
- Please note that in high season the 15-person option is not available and guests must book for a minimum of 20 guests.



# Terms & Conditions

- **Security deposit:** €2000 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection. This amount is €1500 if renting the castle only.
- **Arrival time:** Between 4.00 p.m and 7.00 p.m. Check-ins outside of these hours may be subject to an additional charge and must be arranged in advance with the property owner (subject to confirmation). Please contact us for further information.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, except heating, telephone usage and electricity for the external lighting of castle, pool area and gardens (payable locally).
- **Linen & towels included?:** Yes (bed-linen changed weekly, towels changed twice weekly).
- **Pets welcome?:** Small pets on request only and with prior agreement with the owner. If accepted, a pet supplement of €350 per pet per stay will apply (payable locally).
- **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. Air-conditioning is only in bedrooms and in the panoramic conservatory. The 15-person price is for the main castle only (7 bedrooms) whilst the 20-person price includes all bedrooms in the Guest Tower. The 30-person price includes the main castle (7 bedrooms) and all bedrooms (8 bedrooms) in the Guest Tower. Please see the "Features" tab for full details. 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 home security devices may be installed at the villa, please enquire for further information. Please note that in high season the 15-person option is not available and guests must book for a minimum of 20 guests.
- **Changeover day:** Saturday. All other changeover days on request.
- **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.
- **Other 2:** Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- **Other 3:** Please note that the use of any external caterers and/or contractors is not permitted.
- **Minimum stay:** 3 nights in low season (with arrival and departure between Saturday-Saturday) when villa is booked for its maximum capacity (30 guests), otherwise 7 nights. All other durations on request.
- **Heating costs included?:** Extra cost, paid locally (€30-€70 per day, depending on season). Firewood is also available to purchase, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night for max 7 nights in sequence - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, changed twice-weekly.
- **Pool opening dates?:** The saltwater pool is open approximately mid-May to mid-October. Early/late opening is on request only and subject to a supplement of €300, payable locally. 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:** CIN: IT054039B501006073 Licenza di Agriturismo n. 3873, Elenco Regione Umbria - classificazione 5 Girasoli