La Bella Vista

Localization

Country : Italy
City : Umbria
Address : San Giovanni del Pantano / Ref; IU 911

Properties

Type : Villa
Bedrooms : 3
Bathrooms : 3
Sleepings : 6
Showers : 0
WC : 3

Features

Air conditioning - Wifi - Pool - Pool Heating - Parking - Cleaning service - Concierge Service - Barbecue - Near golf course - Views - No smoking

Description

La Bella Vista is a lovingly restored two-floor hilltop getaway that offers intimate gathering spaces and unparalleled 360-degree views of the Umbrian countryside. The villa's low wood-beamed ceilings, bright-yet-gentle colour palette, soft lighting, and comfortable seating exude a cozy and warm atmosphere, perfect for inspiring small-group conversation and relaxation. Beyond its windows and glass double doors lay the rolling hills and mountains for as far as the eyes can see. Whether it be by dining al fresco on the terrace or by soaking up some sun around the private infinity pool, spend quality time with family and friends enjoying all that La Bella Vista has to offer!

The ground floor consist of a large living room features plenty of space and seating for entertaining, including two sofas and a large LCD TV, and connects to the dining room. Both the living room and the dining room have double doors that lead to the outdoor gathering areas. The exposed wood-beam ceilings in both rooms, combined with the wooden and wicker furnishings, gentle lighting, and tasteful yet restrained use of decorative elements create a relaxing and airy atmosphere. The simple yet functional kitchen is well equipped and has a small table for a simple bite or for additional counter space. A guest bathroom is also on this floor.

Outside one can indulge in relaxing moments at the private heated infinity pool 13 m x 5 m x 1.5 m deep, with built-in steps, furnished with parasols and sun beds. Enjoy breakfast under the Umbrian sky on the furnished terrace next to the kitchen. There is another terrace with a dining table and seating for eight in front of the dining room, while the area in front of the living room is furnished with armchairs and a sofa. A furnished BBQ area, including a table for six, is available. Guests can also enjoy a fenced and landscaped private garden.

ACCOMMODATION:
First Floor:
Bedroom 1: King bedroom with en-suite bathroom with shower
Bedroom 2: King bedroom with en-suite bathroom with shower
Bedroom 3: King bedroom, featuring a four-poster bed, with en-suite bathroom with shower
All bedrooms have air conditioning; all bathrooms are provided with hair dryers

SPECIAL CHARACTERISTICS:
La Bella Vista offers plenty of gathering spaces and amazing views for enjoying time together. The villa is part of a family-owned estate that is surrounded by rivers, fishing lakes, a waterfall, castles, and the estate's restaurant about a 10-min drive. The estate offers a wide variety of activities, from yoga classes and massage treatments, to hunting wild boar, in autumn, trail hiking and 18-hole golfing. Nearby are a small village with shops 10 min, and the famed towns of Perugia 25 min and Assisi 40 min, among many others. Florence and Rome are also within reach, each about a 2-hr drive away.
Note: due to occasionally steep and stony country roads, low-height cars are not recommended for reaching the villa.

FEATURES & AMENITIES:
Sleeps 6: 3 bedrooms, 3 showers & WC
Air Conditioning
Hair Dryer

Fully equipped kitchen dishwasher... etc
Barbecue
Al fresco dining
TV / Cable
DVD Player
Wi-Fi Internet
Washing Machine
Heated Pool
Mountain View
Dedicated Parking Space
Child Friendly
Central Heating

Local Interest;
Golf
Sightseeing
Walking
Restaurants
Shops

SERVICES INCLUDED WITH RENT:
All utilities including A/C (except pool heating and general heating in low season) and final cleaning
Unlimited Wi-Fi internet access (available indoors and outdoors)
Maid service every day except Sundays and national holidays
Local Concierge during office hours
Mid-week change of bathroom linens
Welcome basket
Welcome drinks at the estate restaurant
20% discount on golfing green fees, 5% discount on purchases at golf shop
Garden and pool cleaning service

EXTRAS NOT INCLUDED WITH RENT:
Central heating, based on meter reading
Pool heating, based on meter reading (approx. €80-180/day)
Extra maid service/Ironing service: €25 per hour
Laundry service: €10 per load
Chef service and/or breakfast service
Cost of food and beverage
Shopping-service: €50 per hour
Food delivery from estate restaurant
Wood for fireplace: €15 per basket

PLEASE NOTE:
Security Deposit: credit card details required upon arrival
Tourist tax to be paid locally – €3.75/person for the entire stay. Children up to 14 years old are tax-exempt
Non-smoking villa
Pets not allowed
Check-in: between 4 pm and 8 pm
Check-out: by 10 am
All extras must be paid locally in cash or credit card, prior to departure
Note: due to occasionally steep and stony country roads, low-height cars are not recommended for reaching the villa.

LOCATION:
Nearest Airport: Peretola Florence Airport 2 h 14 min
Nearest serviced town: Umbertide 17 min
Nearest major city: Perugia 38 min
Assisi 40 min
Florence and Rome are also within reach, each about a 2-hr drive away
San Giovanni del Pantano Village 10 mim
Golf Antognilla 5 mim
Driving time estimated by Google Maps

Due to its proximity to Tuscany, any traveler who goes from Florence to Rome by land should pass through Umbria. This region is worth a visit of its own for the beautiful landscapes and enchanting lakes. Several filmmakers found it to be the perfect location for movies such as The English

Patient, Life is Beautiful and Under the Tuscan Sun (despite its namesake). Perugia is the capital city and is renowned for hosting the annual Umbria Jazz Festival, held in July, and the Eurochocolate Festival at the Perugina Chocolate Factory, in October.
There are several notable tourist attractions throughout the region. Lake Trasimeno, the fourth largest lake in Italy, offers a plethora of activities for the sporty vacationers. The medieval town of Deruta has been producing hand-made majolica ceramics for centuries and it is the ideal place to buy some home decor to bring home. Check the Ceramics Museum on the hilltop main piazza. Spoleto is arguably one of Umbria's most beautiful hill towns, and renowned host of the Festival dei Due Mondi (Festival of the Two Worlds), annual summer music and opera festival held each June to early July. You may also want to sample the Umbrian wine along the Sagrantino Wine Road near Spoleto and Moltefalco, which is lined with wineries, many of them open for tastings.
Assisi is the birthplace of St. Francis, where you can enjoy a visit to the Basilica di San Francesco which is listed as a world heritage site by UNESCO. Last, but not least, is Orvieto known for its wine (Orvieto Classico, a dry fine white wine) and because is one of the main centres of Italy's Slow Food. Do not miss to visit its magnificent Duomo, considered the most glorious example of Italian Gothic style.

WHERE TO EAT;
Ristorante Apollinare - A 12th century church near the Roman theatre. A fun, warm place to enjoy good food and international wines. Via S. Agata 14, Spoleto - +39 074 322 3256
Il Duca d' Orvieto - Traditional Umbrian cuisine based on regional products, reinterpreted by its owner. Do not miss the home-made desserts! Via della Pace 5, Orvieto - +39 076 334 4663
Le Melograne at Le Tre Vaselle Hotel - The restaurant of this 5-star hotel is high-end but worth the splurge. Via Giuseppe Garibaldi 48, Torgiano - +39 075 988 0447
I Sette Frati If you do prefer an authentic homey atmosphere, (if you cannot find it, ask around for Signora Marisa's restaurant). Fantastic (yet very simple!) trattoria, local cuisine with a very reasonable prix-fix menu. Do not be discouraged by the decor, come with a big appetite and be ready to eat the dishes of the day (there is no menu). Relax, enjoy, and Signor Mario will take care of the rest. Via Assisi 15, Torgiano - +39 075 985147
Ristorante Buca di San Francesco - A family run restaurant where the menu features classic dishes of Umbrian cuisine, paying special attention to meat and mushroom dishes. Try the beef with truffles or the tagliatelle with porcini mushrooms – In summer, outdoor seating is available. Via E. Brizi, Assisi - +39 075 812 204

WHERE TO SHOP;
Food – a street market is held every Thursday and Saturday in Orvieto’s Piazza del Popolo. Buy some lentils, one of the local food specialties to bring home. This legume with its characteristic thin and tender skin, is the flagship product of the country par excellence.
Clothing - for women, check Luisa Spagnoli's Outlet, acclaimed brand and a symbol of Italian elegance and quality in the world. Via del Cashmere 13, Perugia - +39 075 401 58
Ceramics - Ceramiche Torretti - besides the large selection of products to buy at factory prices, if you have 40 minutes to spare you may want to take the tour of the factory, which includes watching the artisans at work. S.S. E/45 Km. 55,600, Deruta Sud - +39 075 971 1342
Chocolate - Pasticceria Sandri - The oldest pastry shop in Umbria, opened in 1860 and located in the historical center of Perugia. Free the chocoholic in you and go wild...the choices are endless! Outdoor seating available in summer. Corso Vannucci 32, Perugia - +39 075 572 4112
House linens Mastro Raphael's, high quality artisanal Italian linens.Via dei Duchi 5-7, Spoleto or check its outlet in Via delle Industrie 21, Loc. Santo Chiodo, Spoleto - +39 0743 23081

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