



*The charm, magic  
and total ease of living  
at Villa Roncone!*

## Villa Roncone

*Monte del Lago, Lake Trasimeno, Umbria*

With magical views across Lake Trasimeno, the most beautiful pool one could wish for, luxurious interiors and a superb cook to satisfy even the most discerning clients, Villa Roncone is a very special property in which to totally escape from today's frenetic world.

Villa Roncone lies in the heart of an extended family estate whose main activity is the production of olive oil. A classic Umbrian farmhouse, Roncone has been lovingly and painstakingly restored by its charming architect owner and is a wonderful example of how modern styles can be effectively combined with traditional techniques and materials. Antique terracotta tiles, 'pietra serena' stone slabs, walnut timber and river stones have been mixed with African woods, steel, iron and glass – the end result being a stunningly luxurious and beautifully unique home. Interiors are something else combining antique family furniture and comfortable sofas with modern designer lighting and steel staircases. The entire effect is highly impressive but also uplifting and memorable and one is struck by how Villa Roncone feels a 'real home' - somewhere to totally unwind and soak in the magic of the views as the sun sets across Lake Trasimeno with its unique light quality.

The main house of Roncone is extremely spacious with fabulous living room

opening onto a divine terrace on one side overlooking the lake and on the other a covered pergola area for al fresco breakfasts or lunches. The kitchen is a dream! Spacious, well equipped and cleverly designed it is a great location for any guests who love to practice their cooking skills whilst on holiday or otherwise just sit back and enjoy the services of a local cook who will prepare all manner of delicious Umbrian delicacies! Bedrooms are all tastefully decorated and each has its own character and design together with the very highest quality bathroom fittings, linen and toiletries. The Hayloft annexe is equally luxurious and stylish and provides the ultimate in additional space for an extra couple or maybe as accommodation for a nanny or grandparents.

The pool area is exceptional and guests will love having the opportunity to enjoy cooking al fresco on either the barbecue or in the wood oven with everything made so easy and convenient with another well equipped kitchen area. The pool itself is really special - set in an ancient olive grove

and surrounded by a neatly tended lawn, the pool's colour reflects that of the sky, blending gently and beautifully into its surroundings, without the blaring contrast that is typical of swimming pools. Covered in large local stones both inside and out to mirror the materials of the house the pool has been tastefully decorated with a band of mosaic tiles at the water's edge. There is a shallow wading pool along the entire length of the pool and two shaded pergola areas for relaxing with a book and glass of chilled Grechetto.

Nearby of course there are all sorts of Umbrian and Tuscan gems to visit be it Cortona, Cetona, Perugia, Assisi and of course the lake (!) but guests may well find that its hard to draw oneself away from the charm, magic and total ease of living at Villa Roncone!

Highly recommended – Merrion is delighted to include Villa Roncone in her portfolio of properties in Umbria.

## Information

### Sleeps:

- 12 (10 in the main house and 2 in the annexe)

### Service:

- 4 hours for the main house only & 5 hours for main house + annexe
- Cook service & shopping available on request

### Accommodation:

#### Main house:

- Large living room with dining area, fireplace and outside terraces
- Kitchen with professional cooking equipment & fireplace
- Pantry/Laundryroom
- Double bedroom with ensuite bathroom (bath & separate shower) & access to garden
- Twin bedroom with ensuite shower room
- Guest bathroom

#### Upstairs (access from one exterior entrance or from wooden staircase):

- Dining room
- Double bedroom with ensuite shower room on the mezzanine level
- Bathroom
- Twin bedroom



- Master Suite with ensuite shower room plus large Jacuzzi bath on the mezzanine level and lake views
- Housekeeper's quarters with laundry

#### Hayloft Annexe:

- Living-dining room
- Central fireplace opening onto living and kitchen areas
- Fully equipped Kitchen

#### Upstairs:

- Double bedroom with ensuite bathroom



# Merrion Charles

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## Facilities:

- Private pool 16m x 6m (high quality odour free liquid chlorine system)
- Outside shower
- Changing room with shower & wc
- Ping pong with lake view
- Barbecue
- Outside kitchen
- Dishwasher
- 2 washing machines, dryer
- Broadband ADSL Internet included
- Telephone
- Fax
- Satellite TV
- DVD
- Intercom system
- Ceiling fans in all upstairs rooms & annexe
- Heating (extra payable locally)
- Air conditioning in two double bedrooms on first floor of main house & in the annexe (included in the prices)
- Covered parking area invisible from the house

## Places of Interest & Amenities:

- Perugia 20 mins
- Florence 75 mins
- Arezzo 45 mins
- Cortona 25 mins
- Cetona 45 mins
- Città della Pieve 30 mins
- Orvieto 60 mins
- Montepulciano 40 mins
- Todi 40 mins



- Spoleto 50 mins
- Umbertide 40 mins
- Bagno Vignoni 45 mins
- Siena 50 mins
- Assisi 30 mins
- San Casciano dei Bagni 45mins

## Transport:

- Airports at Perugia 30mins
- Rome 2hrs 15mins
- Florence 1hr 15mins



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