



*Luxurious and stylish
yet homely and with
character, it really is a
superb property.*

Tenuta Collesala

Nr Magliano Sabina, Lazio

An absolute gem amidst the Sabine Hills, Tenuta Collesala took my breath away. Immersed in this secret countryside of outstanding beauty and yet only 45 minutes from Rom, Tenuta Colesalla is a magical, luxurious dream property far away from the madding crowd and oozing in exquisite taste and charm

Tenuta Collesala is situated in the middle of an 80 hectare uncontaminated property in an area which was once used as a breeding ground for pure blood polo horses and for growing the famous "Sabina" Olives that are used to produce one of the world's most precious olive oils. Designed and cured by Italian leading architect Enrico Carlo Saraceni, Collesala is an enviable blend of luxury and nature. The Sabine Hills in Northern Lazio remains one of Italy's best kept secrets and is, furthermore, a great base from which to explore Lazio, Umbria and Tuscany.

Nonetheless, having arrived at the chic country estate of Collesala it will be hard to leave. Surrounded by olive groves and vineyards and enjoying glorious views from its hilltop position, the owner of Collesala has restored the family estate into the most magical countryside retreat one could wish for. As you enter through the gates of the estate, you're taken back to the Texan ranches: a feeling of open spaces, valleys, nature and freedom takes you by storm. The main villa is everything you've dreamed

of: upstairs boasts one master bedroom with a king size bed as well as two double bedrooms with en-suite bathrooms and on the ground floor there is a beautiful shabby chic style kitchen, a large living room, dining room, and a guest cloakroom. Cook away in the kitchen and then step out onto the porch and dine with incredible views. Apart from the main villa, there are two poolside apartments, one with a bedroom overlooking the pool, private bathroom and sitting room. The other enjoys a small kitchen, a king size bedroom and bathroom. The views from all the rooms are jaw-dropping and each has been tastefully and individually decorated and furnished not only to the very highest of standards but also with such impeccable taste and original flair. Wake up in the morning to never-ending views of the rolling hills and Umbrian towns. Last but not least, there's also the charming cottage footsteps from the main villa, equipped with twin bedroom with en suite bathroom and kitchenette. The very best fabrics have been used throughout including fine linens and large soft bath towels and all the bathrooms

are spacious and high quality. With the availability of an excellent local lady to shop and cook, guests will truly be able to relax and switch off from modern day stress whilst also enjoying plenty of culture nearby should they wish.

Outside, guests will love the stunning infinity pool with its stunning views of the Sabine hills. Here one can chill out with a book and glass of wine and enjoy freshly made pizza from the wood oven perfectly positioned by the corner of the pool area. There is lots of space for larger groups to totally relax and guests to 'do their own thing' be it horse riding from the property, chilling in a hammock enjoying the uncontaminated countryside, doing some creative cooking in the excellently equipped kitchen or even enjoy a private yoga lesson at the property! If you're into art, Sabina is at a crossroads between Italy's art cities. It's just a 15-minute drive from Orte; a 20-minute drive from the Park of Monsters (the kids will love it) and Civita Castellana; a 30-minute drive from Orvieto; a 45-minute drive from Viterbo and

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the Tuscia area; 50-minutes from Rome ; and one hour from the beautiful Todi and Spoleto. You can even head to the glorious beaches of Argentario just a 1.45-hour drive away!

Tenuta Collesala is ideal for a larger family gathering or group of friends coming together especially due to its layout with the main villa and separate annexes and cottage providing plenty of flexibility for the party mix. This magical, luxurious gem cannot be too highly recommended and a very fine addition to Merrion's portfolio of special hidden secrets.

INFORMATION

SLEEP: 14

SERVICE :

- Maid service 4 hours 5 days per week
- Cook & shopping service on request

ACCOMMODATION:

Main villa:

- Kitchen
- Dining room
- Sitting room
- Cloakroom

Upstairs:

- Master double bedroom with en suite bathroom
- Two twin bedrooms with bathrooms en suite

Two pool side dependence:

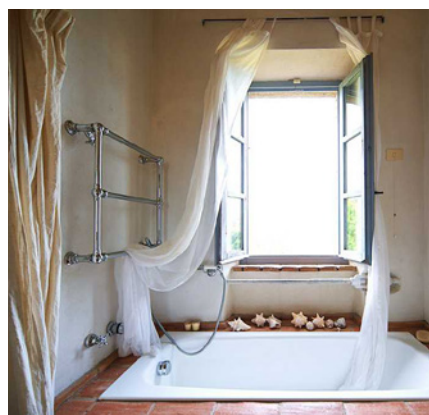
- One with sitting room, king size bedroom with en suite bathroom.
- Second dependence features kitchenette, a king size bedroom with ensuite bathroom.

The Cottage:

- Brown Suite – twin bedroom with en suite bathroom and kitchenette

AMENITIES

- Private infinity pool 12m x 5m
- Pizza oven
- Outdoor professional grill



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- Wi-Fi
- LCD TV
- Washing machine
- Dishwasher
- Mosquito nets
- Air conditioning throughout
- Horse riding (on request depending on availability)
- Yoga classes (payable locally on request)
- Ping pong
- Football goal
- Indoor fireplace
- Hammocks

PLACES OF INTEREST NEARBY:

- Orte 15mins
- Civita Castellana 30mins
- Park of the Monsters of Bomarzo 30mins
- Orvieto 30mins
- Viterbo 45 mins
- Rome 50 mins
- Todi & Spoleto 1hour
- Argentario beaches 1.45hrs

AIRPORTS:

- Rome Fiumicino 1 hour

