



An absolute gem in every way and highly recommended.

Casale Poggiarello

nr Citta della Pieve, Umbria

In an idyllic location, surrounded by woods and rolling hills, Casale Poggiarello is an enchanting and glorious home steeped in character and a delightful Umbrian piece of heaven to be enjoyed at any time of the year.

Situated at the end of a long private cypress lined drive, Casale Poggiarello enjoys absolute privacy and tranquility. Tastefully and sympathetically restored, Casale Poggiarello oozes real charm and the feeling of a much loved home. With plenty of inside and outside space Casale Poggiarello lends itself perfectly to family gatherings and groups of friends and, importantly, is a delightful home not only during the long, hot Italian summers but also an ideal destination during the cooler winter months.

Walking into Poggiarello one feels immediately at home. The farmhouse kitchen is fantastic – steeped in atmosphere and extremely well equipped with nothing left wanting – an absolute joy for those who love cooking and there is even an open wood fired cooking range. Directly outside here is the wisteria covered terrace area which lends itself perfectly to breakfast or drinks as the sun goes down. Beyond the kitchen is the more formal dining room for cooler winter evenings and down a few steps is the fun and cosy snug/sitting and TV room. Leading round from the dining room area is the main entrance hall which

leads to the fabulous and very spacious drawing room with original open fireplace and rich colours. There are lots of comfy sofas, impressive artwork, a rich array of books and a grand piano. This is a truly delightful room at any time of the year and a really special venue for reading and playing cards or simply relaxing with a glass of wine and some music!

The staircase between the kitchen and the drawing room leads up to the five bedrooms which all enjoy en suite facilities. The master bedroom is spacious with open fireplace, wonderful views across the garden and to the valley below and benefits from a large and wonderful bathroom with claw foot standing bath and large walk in shower. Here, as throughout the property, original features have been maintained such as terracotta floors and beamed ceilings with tasteful antique furnishings and interiors stylishly and tastefully incorporated. Next door to the master bedroom is the very pretty duck blue double bedroom with four poster bed, en suite shower room and its own private terrace where one can sit with a book and relish the magical views. The twin bedroom (can also be made into

a double) works perfectly for children and teenagers whilst the queen double bedroom enjoys an enchanting and large private terrace. Each of the bedrooms is pretty, light and extremely comfortable with charming personal touches.

One of the magical and notable features of Casale Poggiarello is the fantastic covered al fresco living area beyond the dining room. With two separate dining areas, hand made impressive large brick barbecue, wood fired pizza oven, two dining areas and plenty of colourful cushioned seating areas and swing seats, guests can have lots of fun here at any time of the day and in the evening it is particularly magical looking across to the subtly illuminated olive groves.

The large pool is situated in an elevated area behind the house and lends itself perfectly to long, lazy days with a good book. The views from here are breathtaking and there is a gorgeous shaded gazebo area at one end with ample space for al fresco dining and plenty of good quality sun loungers.

Surrounded by impressive private gardens, olive groves and protected wild forests providing total privacy, Casale Poggiarello also benefits from being within very easy access of the enchanting medieval village of Citta della Pieve. Here, guests can enjoy dining in the numerous and excellent restaurants, explore the artisan shops and experience some of the numerous festivities which take place here. Beyond Citta della Pieve is sparkling Lake Trasimeno and the town of Castiglione del Lago whilst in the other direction one is immediately over the border into Tuscany with the Val d'Orcia on one's doorstep and its many delightful hill top villages. Nonetheless, drawing oneself away from the relaxing environment, the captivating views and the charm of Casale Poggiarello isn't easy!

I am delighted to include Casale Poggiarello in my villa portfolio – an absolute gem in every way and highly recommended.

Information

Sleeps: 10

Service:

- Daily maid service and pool maintenance
- Cook service on request, access to English speaking concierge to help arrange activities such as cookery classes and babysitting.

Accommodation:

- Entrance hall
- Living room (with fireplace)
- Kitchen (with fireplace)
- Dining room
- Sitting/TV room
- Cloakroom

First floor:

- Master double bedroom with ensuite bathroom (tub & separate walk in shower)
- Double bedroom with ensuite shower room & balcony
- Twin (double) bedroom with ensuite bathroom (bath with overhead shower)
- Double bedroom with ensuite shower room
- Double bedroom with ensuite shower room & terrace



Merrion Charles

PRIVATE TRAVEL CONSULTANT

Tel: +39 0585 92098 | Mobile: +39 392 155 1464 | Email: info@merrioncharles.com
Via Ariosto 32, Cotto, Fivizzano 54013, MS, Italy
www.merrioncharles.com

Amenities:

- Private pool 12 m x 6 m
- Barbecue, Wood/pizza oven
- Free high speed Wi-Fi
- Heating (payable extra)
- Digital TV
- Washing machine
- Games and toys
- Grand piano
- Cots cradles and high chairs for children are available if needed
- Table football

Places of Interest nearby:

- Citta della Pieve 10minutes
- Lake Trasimeno 25minutes
- Golf Club Lamborghini 25mins
- Antognolla Golf 45mins
- Golf club Perugia 35mins
- Sarteano 30mins
- Montepulciano 40mins
- Chiusi Terme 20mins
- Cetona 30mins

Airports:

- Perugia 30mins
- Rome Fiumicino 2 hrs
- Florence 1.5hrs
- Pisa 2.5hrs

