



*Villa Quercia is a
great find in the heart
of Umbria.*

Villa Quercia

Spedalicchio, Niccone Valley, Umbria

Nestling in the green Umbrian countryside of the Niccone Valley, Villa Quercia is an impressive and beautifully restored home ideal for families or large gathering of friends and within easy access of a plethora of enchanting Italian cities.

A large 18th century traditional Italian farmhouse nestling in the foothills of the Apennines, with breathtaking views across Umbria and Tuscany, Villa Quercia has been lovingly and tastefully restored over the last few years. Surrounded by five acres of Italian oak, cypress trees and olive groves, providing a haven of rural peace and seclusion, here one can experience an authentic slice of Italian country life amidst the 'green heart' of Italy.

The elevated position of Villa Quercia invites cooler temperatures and gentle breezes and the house is airy and spacious, built in traditional style with high chestnut-beamed ceilings. Views from the property are stunning and especially from the fabulous (fenced) swimming pool; throughout the grounds there are various seating areas where guests can relax with a book and chilled glass of wine or enjoy al fresco dining be it beneath the large oak tree, by the pool or under the charming loggia at dinner time watching the sun set over the distant hills.

Villa Quercia sleeps 12 comfortably with six stylishly decorated bedrooms and four excellent bathrooms. The large dining room has a table for 12 or more with double doors opening on to the terrace and the large kitchen is superbly equipped with all that any keen cook should require on holiday as well as breakfast table and double doors leading out to the loggia and terrace. There is even a games/TV room for children and upstairs is the wonderful spacious sitting room with six metre high ceiling making it cool in the hot summer months as well as an open stone fireplace for warmth in the cooler months.

There are many walks of differing lengths and difficulty, depending on how strenuous you're feeling, through the olive grove beside the house, down to the derelict church below and along established paths in the area. The immediate area is the perfect place to dine out and investigate the culinary prowess of a region renowned for its locally-produced wine and abundance of olives, truffles and wild mushrooms.

Umbria is ideal for those wanting to combine relaxation with more active pursuits. It is one of the most beautiful areas of Italy with a fascinating history. The list of places to visit is endless be it Perugia, Assisi, Orvieto or, further away, Arezzo, Cortona or Siena.

The local towns near to Villa Quercia are absolute gems with plenty of interesting shops, museums and restaurants to discover in Gubbio, Todi, Bevagna, Spello, Citta di Castello and many more. There are also the centuries-old potteries of Deruta, Gubbio and Gualdo Tadino to visit and in summer there are local music festivals offering classical, opera and jazz.

An exceptional property which has been lovingly restored into a fabulous family home with everything one could wish for, Villa Quercia is a great find in the heart of Umbria.

Information

Sleeps: 12

Service:

- Maid service 3 hours mid week
- Cook service & additional maid service available on request

Accommodation:

Ground Floor:

- Sitting room
- Dining room
- Kitchen
- Laundry/Utility room
- Two double/twin bedrooms
- Bathroom
- Cloakroom

First Floor:

- Large sitting room (with fireplace)
- Master double bedroom with en suite bathroom & balcony railings
- Two double/Twin bedrooms with en suite shower room
- Cloakroom

Top floor:

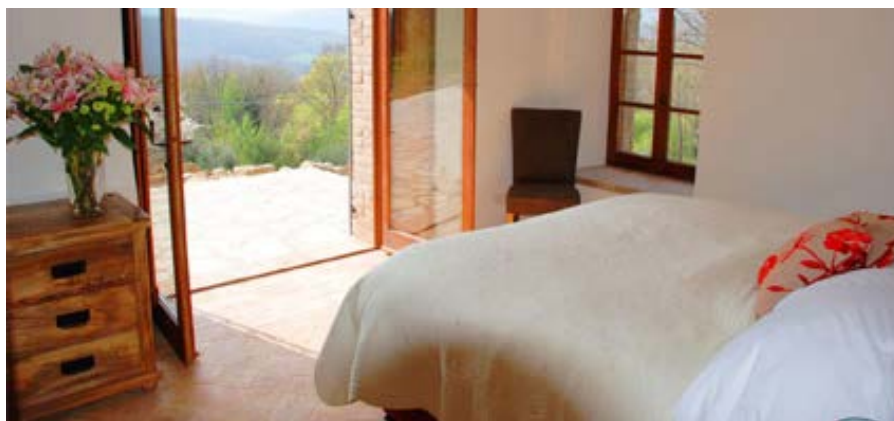
- Mezzanine large twin bedroom reached by spiral wrought iron staircase from sitting room

Facilities:

- Private Fenced Pool 12m x 6m
- Full size pool table
- Table tennis
- Books & Games
- Flat screen TV/DVD with home cinema surround sound system
- Stereo with Ipod docking
- CDs & DVDs
- WiFi
- Highchair
- Travel cot
- Dishwasher
- Washing machine
- Dryer
- Microwave
- Integrated mosquito nets throughout

Places of Interest:

- Shops, bars & restaurants in Spedalicchio 5 mins
- Umbertide 15 mins
- Citta di Castello 24kms
- Gubbio 39kms
- Perugia 42kms
- Assisi 58kms
- Spello 62kms
- Arezzo 64kms
- Bevagna 73kms
- Todi 80kms
- Spoleto 94kms
- Siena 102kms
- Orvieto 122kms
- Florence 143kms
- Lake Trasimeno with watersports & beaches 1hr



Transport:

Airports

- Perugia 40 mins
- Florence 2 hours
- Ancona 2 hours
- (Bologna) Forli 2 hours
- Pisa 2½ hours, Rome 2½ hours

Mainline Station

- Terontola 35 minutes (on the main line between Rome & Florence)

Merrion Charles

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