UMBRIA REAL ESTATE
SINCE 2002

VILLA ADA UMBERTIDE - ITALY TUSCANY BORDERS



Ref: 6

Umbria - Perugia - Umbertide

CONFIDENTIAL NEGOTIATION

Umbria Real Estate
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GENERAL INFORMATION

Surface: 386.00 Mq
Bedrooms: 7
Bathrooms: 7
Swimming pool: Si
Terrain: 1 ha

This 5-star luxury holiday villa is available for weekly rentals on the border of Tuscany and Umbria and it has received top rated guests' reviews.

A large family villa with a commanding panoramic view over the countryside, this property is the ideal spot for all those seeking an authentic Italian vacation.

It comprises a large stone farmhouse and its guesthouse just 40 meters away, each house with its own driveway.

The heated pool is situated on a raised terrace enjoying spectacular views.

Set in a large garden, the main villa has an attractive pergola entwined in climbing roses, shading a large dining table that can comfortably accommodate 14 people.

With stunning views and a superbly peaceful location, it makes for a very inviting place to dine or for a drink whilst watching the sun setting over the dramatic scenery.

There is also a well-equipped BBQ, a sofà and several comfortable sun-loungers dotted about the garden to allow you to unwind and soak up the delightful atmosphere.

A well-equipped kitchen with an American-style fridge leads out onto the pergola, making it convenient to eat outside.

Large picture windows in the living areas of both houses maximize the enjoyment of the rolling Umbrian hills, the owners have taken their inspiration from the spectacular vistas all around, and the regular dramatic sunsets on offer.

They have carefully restored both properties to the same high standard, with attractive décor throughout and using prestigious materials: antique doors, 18th Century oak-beamed ceilings, stone fireplaces and old terracotta floors.

The property has been tastefully yet comfortably furnished with some beautiful antiques and quality furnishings.

This villa is perfect for two families sharing a holiday together, whilst allowing each a good level of privacy. The smaller house also has a pergola with a table suitable for six, perfect for an al fresco breakfast.

The owners have really enhanced what Villa Ada has to offer, located as it is in an enchanting and unspoiled part of Umbria. You can happily amble along the country lane to a recommended restaurant (Calagrana) offering reasonably-priced delicious meals, typical of the local region.

Here, in the area of Cortona - Umbertide, you can experience some of the most fascinating medieval towns, delightful restaurants and trattorias, golf, wine tasting and leisurely walks. Its strategic geographical position allows you to visit many places of artistic and architectural interest such as Cortona, Siena and Gubbio, as well as the beautiful Lake Trasimeno.

During the low season, it is possible to rent either the main villa or the annex separately, the other remaining closed during your stay, allowing you perfect privacy and peace. Villa Ada is a highly