

# 360

PRIVATE VILLAS

## VILLA ISCO

ITALY | TUSCANY



**7 Bedrooms**



**14 Guests**



**£6,760**







- > Air Conditioning
- > Chef service available
- > Family villa
- > Heatable Pool
- > Romantic villa
- > Secluded location
- > With WIFI

"In an idyllic rural setting just a short distance from the medieval town of Todi, this lovely 400-year old country villa is ideally situated to explore the splendid region of Umbria at the heart of central Italy."

Built from local stone, with original features including beamed ceilings and terracotta floors, this is an elegant villa, spacious, light and airy throughout. There are views towards Todi, the Tiber valley and the beautiful Umbrian countryside with ample al fresco dining facilities to enjoy the panorama. The property itself is divided into two parts: a main villa sleeping twelve and a smaller cottage in the garden sleeping just two people, ideal for extended family or friends.

Just one mile away in Izzalini there is an excellent bakery and a small bar and four miles away is Collelungo for essential groceries, whilst gourmet meals out can be taken in Todi or Orvieto. Sightseeing opportunities abound with a plethora of fascinating local towns and villages in this region, whilst the attraction of spending long summer days by the pool will mean some tough decisions!

From this villa it is quite easy to visit a number of Italy's best-known towns and cities, all of which offer much to see and do. Closest at hand is the pictureque hill town of Todi, where you will find some excellent restaurants. Come in July for the spectacular two-week international ballooning competition, or later in the season for the big arts Festival (end of August). If you miss the water why not have a day out at Lake Trasimeno, or maybe head west towards Lake Bolsena, a crystal clear lake formed in the crater of an extinct volcano where the water is pure enough to drink and the lake teems with fish, some of which are served at the lakeside restaurants. There are volcanic sandy beaches here, as well as swimming, sailing and boat trips. Perugia, Assisi and Orvieto would also make wonderful day trips from this villa.

## ACCOMMODATION

### MAIN VILLA

#### Ground Floor:

Bedroom 1: Double bedroom with open fireplace, en suite bathroom/ shower (heated towel rails), French doors to patio.

Dining room.

Living room with pellet stove, TV, French doors to patio.

Guest shower room, WC.

#### First Floor: (bedrooms have orthopaedic beds and bath/ showers have heated towel rails).

Bedroom 2: Twin bedroom (2 x 0.80m), en suite bathroom.

Bedroom 3: Double bedroom (1.60m), en suite bathroom.

Bedroom 4: Double bedroom (1.60m), en suite bathroom.

Bedroom 5: Double bedroom (1.60m), en suite bathroom.

#### Second floor (accessed by open tread stairs - care with children):

Bedroom 6: Double bedroom (1.60m), en suite bathroom, heated towel rails.

### NEW GARDEN ANNEX (connected to the original house via a green house)

#### Lower floor:

Relaxation area.

Bar area.

Grotto dug from the mountain below.

Very large open plan living area with large fireplace.

Separate shower room, WC.

**Upper floor:**

Very large open plan living area with large fireplace suitable for cooking.  
Modern, double islands, fully equipped kitchen/ breakfast area.  
Living/ dining room, door to terrace with sun loungers and panoramic views.  
Circular stairs to lower floor.

**COTTAGE**

Open plan kitchen/ dining room.  
Bedroom 7: Double bedroom.  
Separate shower room, WC.

**Grounds:**

Private, gated and fenced property with 18 acres of mature grounds laid to lawn and planted with olive groves and a vineyard. Private 14m x 8m, heatable swimming pool (depth: 1.2m - 1.6m; Roman steps; no diving allowed), sunbathing terrace with sun loungers, panoramic views. Several terraces, covered patio furnished with outdoor dining facilities, portable charcoal BBQ, large outdoor fireplace for cooking, wonderful views to Todi and the Tiber Valley. Ample parking.

**DISTANCES**

Izzalini (bakery/ bar/ restaurant - please reserve): 1.5 km.  
Collelungo: 5 km.  
EMI SuperStore/ grocery store: Ponte Rio 12 km.  
Todi: 12 km.  
Orvieto: 40 km.  
Terni: 44 km.  
Perugia airport: 60 km.  
Ancona airport: 163 km.  
Rome Fiumicino airport: 150 km.