

Key Features

- 4 Bedrooms
- 4 Shower rooms
- Sleeps 8/10
- Private infinity swimming pool
- Breathtaking views of the Umbrian hills of the Tiber Valley
- Nearest shops 1/2 mile - Pantalla/Collazzone
- Fully air conditioned
- Exclusive use of Spa/Fitness facilities
- Breakfast on first morning

Bedrooms

- Bedroom 1 - (Double bedroom) Situated on the Ground Floor. Features an en-suite shower room and toilet.
- Bedroom 2 - (Double bedroom) Situated on the First Floor. Features an en-suite shower room and toilet and it's own dressing room. TV in room.
- Bedroom 3 - (Double bedroom) Situated on the First Floor. Features an en-suite shower room and toilet.
- Bedroom 4 - (Double bedroom) Situated on the First Floor. Features an en-suite shower room and toilet.
- First Floor bedrooms accessed via both an indoor and outdoor staircase.

Living Areas

- Large open plan living room
- Open fireplace
- Large kitchen with built-in indoor BBQ
- Kitchen/Living area with TV on First Floor
- Mezzanine (available on request) - Double bedroom with large living area / low beamed ceiling
- Comfortable sofas
- Coffee table
- French doors opening onto the garden area
- Cable TV and DVD player

General

- Air-Conditioning



- Heating
- Golf club Santa Sabina (18 miles away)
- Dining area
- Bathrobes
- Hair Dryers
- Half board services available - please contact our concierge services.
- Children welcome
- Fire logs available

Entertainment

- DVD Player
- Wireless internet access
- Cable television
- Golf club
- Fitness/Spa facilities - Sauna/Hammam/Jacuzzi/Gym
- Cookery lessons
- Access to restaurant on estate

Pool Area

- Private infinity swimming pool 7m x 14m
- Gardens planted with olive groves and flower beds
- Hydromassage jets in pool
- Covered terrace by the pool
- Pool shower
- Poolside/Terrace gazebo
- Outdoor dining
- Wood oven/built in bbq/pizza oven
- Parking for 2/3 cars
- Sunloungers
- Pool towels on request



