

IL POGGENTE: UMBRIA



Type: Country villa

Availability: All year

Location: Orvieto

Sleeps: 7

Area of grounds: 8 acres

Bedrooms: 5

Bathrooms: 4+1

Swimming-pool: 12 x 6 mtrs

A charming country villa ensconced in over twelve acres of well tended private grounds, "Il Poggente" nestles into a hill in verdant Umbrian countryside, a few minutes from the ancient town of Orvieto. Interestingly, the River Chiani, one of Central Italy's cleanest waterways, flows through its grounds and the house itself was built with attractive flat stones taken from its bed. Surrounded by lawns, woods and the river, guests at "Il Poggente" will appreciate the superb views and a special sense of bucolic peace and calm. The only sounds here are the singing of birds

and the barely discernible tinkle of flowing water. By the way, fish abound in the Chiani, a paradise for anglers. The villa, which has been lovingly decorated in Italian country style, has terracotta floors and beamed ceilings throughout. Special attention to indoor lighting creates a cosy effect at sundown. The property is **air-conditioned throughout** except for the downstairs bedroom and TV room. "Il Poggente" is appropriate for friends and families with offspring in search of a place of absolute tranquillity.



TECHNICAL DESCRIPTION:

Ground floor: The front door opens onto a hall; to the right is a double bedroom with en suite bathroom with shower. Further down on the left stairs lead to the upper floor and then the TV room. A spacious living room with fireplace on the right is followed by a well-lit conservatory with fabulous views. French windows access a large, panoramic terrace overlooking the pool area and lawns. The living room gives way to the dining room and fully equipped kitchen. Both kitchen and conservatory have French windows onto the terrace. The latter is equipped with a dining table that can accommodate twelve

Lower ground floor: A short flight of stairs from the living room takes you to a corridor. The first door on the left opens into one twin bedroom that shares a bathroom with tub with a room with a french size bed. Further down, the Master Bedroom has a convenient walk-in closet and en-suite bathroom with tub and shower.

Lower floor: The lower floor is taken up by a handy annexe. This comprises a comfortable room with two sofa beds, a laundry and a bathroom with shower. There is also a gym with several keep-fit appliances and a Finnish sauna.



Distances:

Orvieto Scalo	3 kms	Roma	128 kms
Orvieto	5 kms	Siena	121 kms
Todi	34 kms	Florence	161 kms
Perugia	76 kms	<u>Nearest Airports:</u>	
Assisi	86 kms	Perugia	50 kms
Spoletto	99 kms	Rome FCO	146 kms

● [Villa location](#)



Dining Terrace



Conservatory



Living room



Dining room



Bedroom



Bedroom