



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA ADA



Ref: 6

Umbria - Perugia - Umbertide

CONFIDENTIAL NEGOTIATION

Umbria Real Estate

Via Umberto I, 46 - Marsciano

[www.umbriarealestate.com](http://www.umbriarealestate.com) - [info@umbriarealestate.com](mailto:info@umbriarealestate.com)

## GENERAL INFORMATION

Surface: 386.00 Mq

Bedrooms: 7

Bathrooms: 7

Swimming pool: Si

Terrain: 1 ha

Villa Ada is one of our 5-star luxury holiday villas available for weekly rentals on the border of Tuscany and Umbria that has received top rated guests' reviews. A large, high-end family villa, perfect for golf lovers, with a commanding panoramic view over the tranquil rolling countryside, villa Ada is the ideal spot for all those seeking an authentic and genuine Italian vacation.

Only a stone's throw from the Tuscan border, it peers down over the famous landscape from its perch on the top of a hill, offering luxury in an exceptional setting. It comprises a large stone farmhouse (main villa) and its annex (guest house) just 40 metres away.

Each house has its own driveway and parking area. The swimming pool is situated on a raised terrace next to the villa, enjoying spectacular views of the surrounding countryside.

A pretty pergola alongside it offers welcome shade in the heat, as well as a table so you can enjoy a drink whilst watching the sun setting over the dramatic scenery.

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.

There is also a well-equipped BBQ, 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 also allowing each a good level of privacy.

www.umbriarealestate.com - info@umbriarealestate.com

The smaller house also has a pergola with a table suitable for six, perfect for an al fresco breakfast.