



## Villa Subtilia Umbria, Italy



### What we love...

We love the scented, lavender-filled gardens that wrap around this charming Italian farmhouse and boast spectacular hilltop views.

Quintessential country charm meets understated Italian luxury in this 16th Century farmhouse come luxury villa. Perched on top of one of the rolling hills in a private estate, Villa Subtilia enjoys spectacular views across the surrounding valleys and neighbouring golf course.

The best views in the house are not from in the house at all, but from the large sunken outdoor whirlpool which sits next to the infinity swimming pool on the edge of the terraced garden. From here you can admire the medieval castle of Antognolla, or look miles beyond it to the hilly horizon.

In contrast to the big panoramic views outside, the main farmhouse is warm and cosy inside, with authentic low beamed ceilings helping to retain lots of the building's ancient character. The décor also pays homage to the

building's history as a farmhouse; by pairing neutral colours with bright patterned soft furnishings the house feels welcoming and homely.

Just like an Italian farmhouse meant for socialising and cooking, the villa's open-plan layout means everyone is able to congregate in one place. Then, once the dinner prep is done and the barbecue is lit, a lavender-laden pergola with a dining table means the party can continue outdoors late into the evening.

To cater for those who prefer their own space, and to make the most of the large gardens, one of the farmhouses' outbuildings have been converted into further accommodation. A two-bedroom apartment sits adjacent to the main villa and comes complete with its own kitchen and lounge.



# Villa Subtilia

## Rooms

Villa Subtilia sleeps 12 + 4 guests in 8 bedrooms (6 in main villa and 2 in Olivo Apartment) all with air-conditioning.

**Bedroom 1 – Main Villa**  
Master bedroom on first floor with king-size bed, en-suite bathroom with bath and shower

**Bedroom 2 – Main Villa**  
Twin bedroom on first floor with shared family bathroom

**Bedroom 3 – Main Villa**  
Double bedroom on first floor with king-size bed, en-suite shower room

**Bedroom 4 – Main Villa**  
Double/twin bedroom on first floor with en-suite shower room and exterior access

**Bedroom 5 – Main Villa**  
Twin bedroom on first floor with shared family bathroom

**Bedroom 6 – Main Villa**  
Double bedroom on first floor with king-size bed, en-suite bathroom

**Bedroom 7 – Olivo Apartment**  
Double bedroom on ground floor with king-size bed, en-suite shower room and garden access.

**Bedroom 8 – Olivo Apartment**  
Double bedroom on ground floor with king-size bed, en-suite shower room

## Dining

When you're surrounded by olive groves, vineyards and little local farms, you can be certain that you're going to eat well here. Make the most of your picturesque and fertile surroundings and enjoy lots of locally produced goodies during your stay at Villa Subtilia – either prepared and cooked yourself in the villa's modern farmhouse kitchen, or with a little help from the local experts.

For the ultimate in-villa dining experience, the estate owners can organise for their chefs to come in and cook for you, so you can simply sit back and enjoy the views from the garden with a cold drink. Alternatively, perhaps you'd prefer a change of scenery and would enjoy dinner at the Il Caldaro restaurant, or more relaxed Orangerie Bar and café, which are both located on the estate.

Real foodies might also like to try one of the cooking classes offered at the estate's cooking school, which can be tailored to any ability and include an element of foraging for you food before preparing and then eating it.





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## Kids

For families with children who love nothing more than splashing in the swimming pool and running around in the sun, Villa Subtilia is the perfect place. Parents can relax with a drink on the poolside sun loungers, with one eye on the views and another on the kids, who will love the shallow section of the pool for paddling and splashing.

Older children might be interested in hiring a table tennis set (on request and for a small additional fee), and there is plenty to see and do on the wider estate too, including bike rental, or nearby horse riding and quad biking.

For animal loving little ones who want the ultimate Italian farmhouse experience, why not visit one of the working farms just outside the estate? The children will love learning how to milk the cows or harvest the grapes – and Mums and Dads might even enjoy it too!

## Staff

Firefly pre-arrival concierge service

Villa staff include:  
Housekeeping 6 days/week (excl. Sundays and public holidays)  
Daytime concierge service  
Service of a private chef and nannies can be arranged on request.

## Location

Overlooking the vineyards and rolling hills of this private estate, Villa Subtilia in Umbria is the perfect countryside escape.

Despite the seemingly remote location, Florence airport is only a 2-hour drive away, whilst the airports of Pisa and Rome are a 2 hour and 30 minute drive away. The regional capital city of Perugia is just a 20-minute drive away.

The Murlo Estate also has a restaurant and bar, and there is a golf course and grocery store with a short walk of the villa.

## Features

- Air-conditioning
- Amazon Fire TV stick
- BBQ
- Central heating
- Fenced and landscaped garden
- Fire pit
- Infinity swimming pool with whirlpool (heatable at an additional cost)
- Jacuzzi
- Laundry room
- Panoramic terrace with seating
- Parking
- Pergola dining area
- Sky TV with sports channels
- Table tennis (on request & for a small additional fee)
- Well-equipped kitchen

