



VILLA MONTICELLI  
TENUTA DI MURLO





# VILLA MONTICELLI

## THE PROPERTY

Villa Monticelli is an exquisite, renovated farmhouse set right on the hills of the Antognolla Golf Course.

Its strategic position offers breathtaking views of the Umbrian countryside and its rolling hills.

The road to the villa itself never fails to amaze, with views over the majestic Antognolla Castle, which dates back to the XI Century.

The traditional appearance of Villa Monticelli, surrounded by century old olive trees, gives way to the modern yet elegant interiors.

The villa boasts an infinity pool with stunning views as far as the eye can see. With its expansive terraces and pergola, guests can enjoy leisurely breakfasts, lunches and sunset aperitivos immersed in the quiet oasis only this side of Umbria can offer.



SLEEPS  
10+4



BEDROOMS  
6



BATHROOMS  
5+1



POOL  
16,5 M X 7,5 M



*Bird's-eye view of Villa Monticelli*



*Villa Monticelli from up above*



## LOCATION

### Nearest Airports

Perugia  
30 km - 30 min

Roma  
230 km - 2 h 30 min

Firenze  
169 km - 2 h

Ancona  
136 km - 1 h 40 min

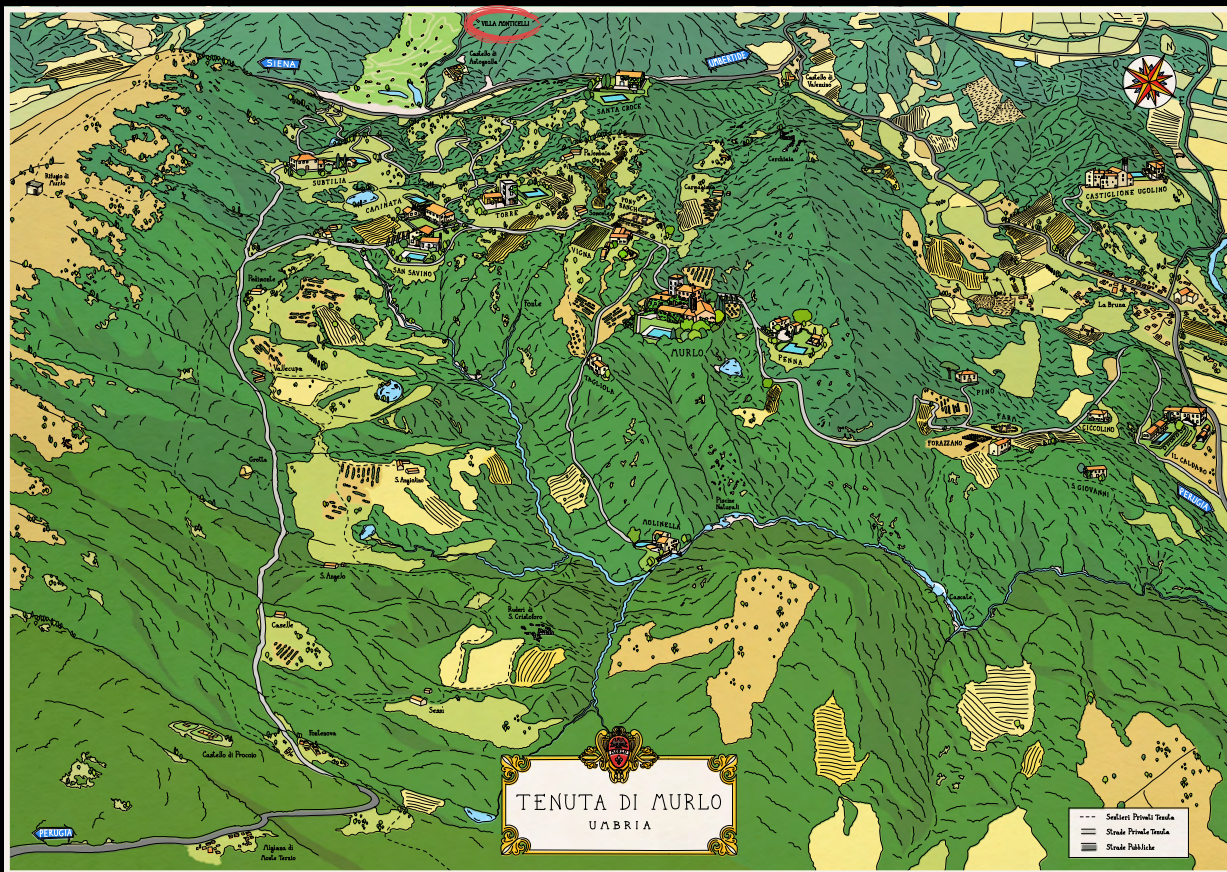
### Nearest Cities

Umbertide  
15 km - 20 min

Perugia  
20 km - 25 min

Assisi  
47 km - 40 min

Cortona  
48 km - 45 min



Tenuta di Murlo map  
Outlined by the circle Villa Monticelli



## AMENITIES

- Luxury infinity swimming pool (16,5 m x 7,5 m) surrounded by wide teak decking and a beautiful pergola - pool heating on request
- Sunbeds, chairs and parasols around the pool
- Lovely panoramic terrace and pergolas with sofa and dining table seating 10
- Charming, landscaped gardens with a mix of mature olive trees, banks of lavender and a wonderful selection of flowering and scented shrubs
- Outdoor tables and armchairs outside the main rooms with a view overlooking the estate, perfect for breakfast
- Barbecue
- Firepit
- Private and fenced landscaped garden
- Air conditioning in the ensuite bedrooms of the Main villa and throughout the Guest House
- Table tennis available at the villa
- Private parking onsite







*The main unit*





*Living room with fireplace on the ground floor*







*The kitchen on the ground floor with access to the outside*





*The dining area*



*The Master Bedroom on the first floor of the main unit*





*The en-suite bathroom of the Master Bedroom*



*The Super King Bedroom on the underground floor of the main unit*









*The Guest House*





*The warm and welcoming living room of the guest house*



*The kitchen of the guest house*





*The lovely shaded pergola on the outside of the main unit*





*Outdoor table next to the guest house*





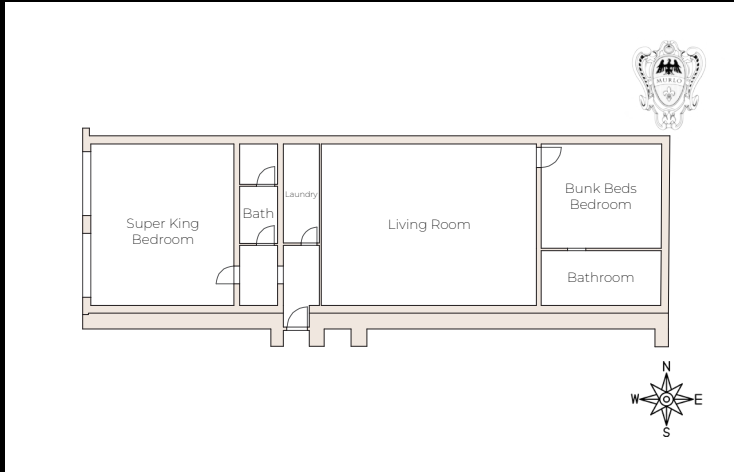
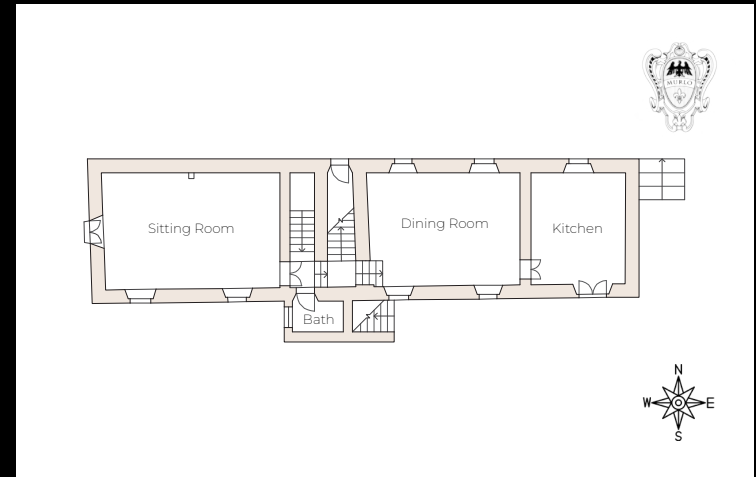
*The view from the terrace*

# VILLA MONTICELLI

## GROUND FLOOR

### Main Unit (top right)

- Kitchen with access to the outside
- Dining room
- Sitting room with fireplace with access to the outside
- Small bathroom
- Few steps staircase to the outside terrace



## UNDERGROUND FLOOR

### Main Unit (bottom left)

- Living room with access to the outside
- Laundry room
- Super king size bedroom with en-suite bathroom with access to the outside
- Bunk beds bedroom
- Shared bathroom with shower



# VILLA MONTICELLI

## UNDERGROUND FLOOR

### Super King Bedroom (top right)

Type: Super King

Floor: underground floor

Bed size: 1,95 m x 2 m

Bathroom: shared, shower

Amenities: air conditioning, exterior access



### Bunk Beds Bedroom (bottom left)

Type: Bunk Beds

Floor: underground floor

Bed size: 1,85 m x 1,30 m

0,95 m x 1,90 m

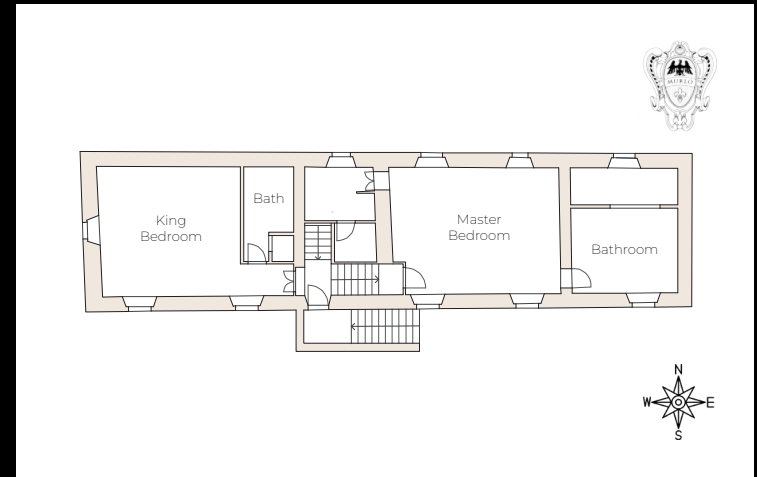
Bathroom: shared, shower

# VILLA MONTICELLI

## FIRST FLOOR

### Main Unit

- Super king size bedroom (Master bedroom) with en-suite bathroom, shower & bathtub
- King size bedroom with en-suite bathroom



King Bedroom (bottom left)

Type: King  
Floor: first floor  
Bed size: 1,95 m x 1,85 m  
Bathroom: en-suite, shower  
Amenity air conditioning



# VILLA MONTICELLI

## FIRST FLOOR

Super King - Master Bedroom (top right)

Type: Super King

Floor: first floor

Bed size: 1,95 m x 2 m

Bathroom: en-suite, shower & bathtub

Amenity: air conditioning



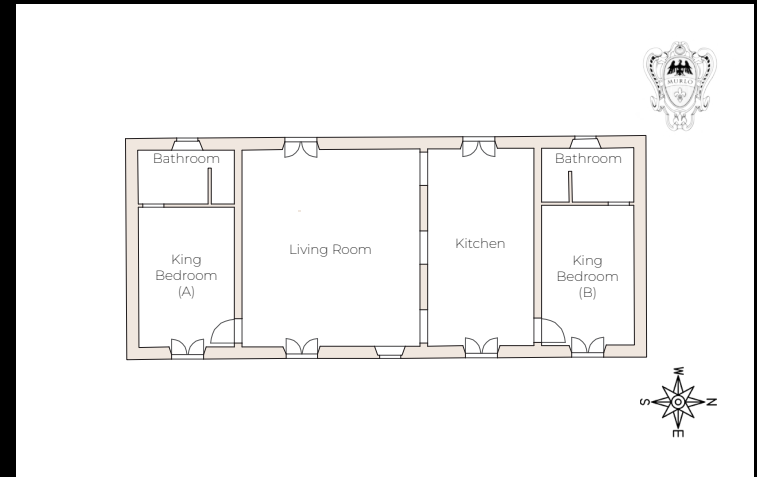
*En-suite bathroom (bottom left)  
with bathtub and shower*

# VILLA MONTICELLI

## GROUND FLOOR

### Guest House

- Kitchen with access to the outside (main entrance)
- Living room with fireplace and access to the outside
- King size bedroom with en-suite bathroom, and access to the outside
- King size bedroom with en-suite bathroom, and access to the outside



### King Bedrooms

Type: King  
Floor: ground floor  
Bed size: 1,80 m x 2 m  
Bathroom: en-suite, shower  
Amenity air conditioning





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