



Villa Noci Umbria, Italy



What we love...

We love the split level infinity pool which provides stunning views of the estate and nature reserve.

You haven't known the true meaning of peace until you've stood on the terraces of Villa Noci, looking out over the rolling Etruscan hills and breathing in the heady scent of lavender and rosemary. Surrounded by mature olive groves, fragrant gardens and proud cypress trees, birdsong will be the only sound to break the serene silence atop the slope where Villa Noci sits.

Inside, the 17th-century former farmhouse combines the high-spec finishes and modern gadgetry you would expect from a luxury villa holiday with a typically Umbrian rustic style. Mellow terracotta floors and rough-hewn woods give the house an earthy look that feels utterly relaxing.

The main house is the ideal size for a small family or set of friends, with two beautiful bedrooms. The stylish, open-plan kitchen leads onto a dining room and a drawing room, making it a really sociable space where guests can cook, eat and relax all together. Additionally,

a study with fireplace offers a space for some quiet time or alternatively, makes a great den for children to escape to while the adults enjoy a leisurely meal. For those travelling with friends or staff, the annex guest house welcomes two additional guests, with its own living room and small kitchen.

Outside, the gardens, which have been planted in a traditional style with herbs, lavender and other local shrubs, make for the perfect spot for an early morning wander or a few drinks in the last of the evening sun. Two separate eating areas make dining alfresco a must - don't forget to use the traditional bread oven to make your own pizzas to eat on the terrace at least once! The icing on the cake, however, must be the split level infinity pool with double overflow, in which you could merrily lose hours simply enjoying the views over the nature reserve.

For a luxury family break or a quiet holiday with a select group of friends, Villa Noci is perfect.



Villa Noci

Rooms

Villa Noci sleeps up to four people in the two-bedroom main house and two people in the one-bedroom guest annex.

Main house:

Bedroom one

Master suite with double bed with en-suite bathroom, dressing room, study with fireplace and sound system. Private loggia and access to gardens via external stairway.

Bedroom two

Double room on first floor with en-suite bathroom.

Guest annex:

Annex comprises one double bedroom with en-suite on first floor and sitting room with kitchenette on the ground floor.

Eating

Villa Noci has a large and welcoming open-plan kitchen, as well as its own pantry, which any keen cooks will be pleased to spend hours in, experimenting with fabulous local ingredients. The area is known for its wild foods and you can arrange to be taken truffle hunting, as well as foraging for local delicacies such as wild asparagus.

A private chef is available, either to hire for an entire week at a time, or just for one-off special dinners or occasions. On nights when you don't fancy cooking there is also a private estate restaurant which serves wonderful traditional Italian dishes, and if you prefer to eat in the comfort of your villa you can order from the house menu and wine list and have it delivered to your door - or even enjoy it pool side.





Villa Noci

Kids

Many an afternoon will be happily whiled away splashing in the split-level 18m by 4m infinity pool. And with the amazing views out over the valley, the grown-ups will be fighting amongst themselves over who gets to supervise swim sessions. The extensive gardens provide plenty of space for children to run round and tire themselves out so kids of all ages should sleep well at night! For older children in search of adventure, it's also possible to hire mountain bikes or to go boating on the estate.

Budding chefs will enjoy helping to use the bread oven, which is perfect for cooking their own pizzas in.

Cots and highchairs can be provided on request.

Location

Villa Noci is situated on a private 2,700-acre estate on the border of Umbria and Tuscany.

The nearest airport is Perugia, just 45 minutes drive away. Florence is around an hour and 45 minutes away and Pisa is 2 hours and 30 minutes away.

Staff

Firefly pre-arrival concierge service

Villa staff include:
Estate manager
Daily housekeeping (6 days a week)
Pool service (6 days a week)
Villa concierge service

Additional staff such as a private chef, nannies and driver service can be arranged on request.

Facilities

- Outdoor split level infinity pool
- Outdoor dining for 10
- Private road access
- Gardens with herb trees
- Pool terrace
- Study
- TV with sky
- Sound system
- Well-equipped kitchen
- Bread oven
- Carport for 2 cars
- Laundry room with washing machine and dryer
- WiFi

Access to everything on the estate, including drivers, chefs, stables, shopping service, and estate Osteria and Bottega (at additional charge).

