

# ROYAL-VILLAS-EUROPE

from where you are . . .  
to wherever you want to be



## Italy

### Tuscany/Umbria borders

Ref ICR6

- 5 BEDROOMS
- 5 BATHROOMS
- BILLIARD ROOM & AIR CONDITIONED GYM
- 20 METRE HEATED INFINITY POOL
- TENNIS COURT
- HOME CINEMA

This beautiful 5 bedroom villa is located in the heart of the Reschio Estate. A twin staircase leads up from the front terrace to the first floor and this floor in the Italian Villa tradition is called the *Piano Nobile* and holds the formal drawing room.

A stone clad tower contains a semi-spiral hand built travertine staircase leading from basement to the second floor where the spacious master suite is located. There are 4 further en-suite guest bedrooms, one on the ground floor and three on the first floor.

The villa has recently been restored to the very highest standard of renovation and design and incorporates many innovative features as well as staying true to the age and integrity of a country villa. It stands in a commanding position with magnificent 360° views and has a heated 20 x 5m infinity swimming pool with covered loggia, a tennis court and several outdoor sitting and dining areas.

#### Main House:

- 1 extensive air-conditioned master suite consisting of the whole of the second floor with large bathroom, two dressing closet areas and a large study. 2 large double bedrooms on the first floor, with en-suite bathrooms.  
1 twin bedroom on the first floor, with en-suite bathroom.  
1 double bedroom, with en-suite bathroom with walk in shower on ground floor, with direct access to the garden. Large kitchen, fully equipped including 6 burner gas cooker, 2 dishwashers and 2 icemaker fridges and access to outside
- Elegant salon on the first floor also accessed by sweeping external twin staircase. Formal dining room hall entered by portico under symmetrically designed staircase. Living room with fireplace connected to dining room by three portals which in turn align with three arched windows.
- Home cinema with plasma TV, satellite, and multiregional DVD and DVD library on first floor. Wine cellar, billiard room.

#### Pool area:

- Air conditioned gym
- Shower room with WC, towel storage
- Bar and lounge area
- Covered loggia
- 20 x 5 m overflow heated swimming pool.

Please note that this property is only suitable for adults.

