

SAN MARTINO

APARTMENTS SLEEPING 4 - 9

TUORO - UMBRIA



'San Martino' is set within arable land on the north shore of Lake Trasimeno, the ancient battlefields of Hannibal. It consists of two converted farm buildings, both with beautiful views across the lake towards the hills. The larger of the two is approx. 10m from the pool (fenced off for safety of young children). This villa houses eight apartments on two floors and is also the residence of the Italian owners. The second farmhouse is about a five minute walk from the pool, further back from the lake and houses just four apartments on two floors.

ACCOMMODATION: Apartments are spacious and can vary in size to sleep between 4 to 9 persons. All apartments have an open plan living/dining room with a sofa bed, a fitted kitchenette with gas hob and fridge/freezer, double/twin bedrooms, tiled bathroom(s) with shower, colour TV, fly screens and shutters. They are comfortably furnished in a traditional Umbrian style with plenty of wood, beams and feature fireplaces. Some ground floor apartments have small patio garden areas overlooking the pool.

AMENITIES AND LOCATION: Within the gardens is a large fenced off swimming pool with terrace, umbrellas, seating. Although the grounds lead down to the lake the shore is not sandy here but the nearby beaches (5 mins drive) at Tuoro and Passignano are ideal for swimming, paddling, canoeing, wind surfing and have lots of children's amusements, a public pool, selection of beach cafes and ice-cream parlours.

The villa is in an ideal location for cycling, walking or touring, set a short distance between the towns of Tuoro and Passignano. It has a narrow, flat, back road which leads to a supermarket (800m) and several pizzerias. Passignano and Magione have train stations which link to Perugia and Florence. Perugia, 20kms away, has a fascinating 'underground fortress', designer & craft shops, restaurants and an 18 hole golf course. The nearby main road links to the A1 for fast access to Siena (1.5hr), Florence (1hr) and Rome (2hr), ideal for touring.

NOTES: The price includes bed/bath linen, gas, water, electric and final cleaning. Heating is charged as extra. A returnable damage deposit of 100 euros is required on arrival and returned subject to breakages.

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