



VILLA SUBTILIA TENUTA DI MURLO



VILLA SUBILIA

THE PROPERTY

Subtilia is a beautiful 16th century farmhouse, set on the top of one of the hills of Murlo, affording spectacular views across the medieval castle of Antognolla and its 18-hole championship golf course, which are particularly impressive from the large infinity pool, complete with whirlpool.

The villa enjoys an open pool cottage with sitting area and Jacuzzi always heated.



SLEEPS
16



BEDROOMS
8



BATHROOMS
6



POOL
15 M X 7 M



JACUZZI



*Views from above of the villa
set between the Umbrian rolling hills*



Breathtaking view of Villa Subtilia overlooking the Murlo Valley

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

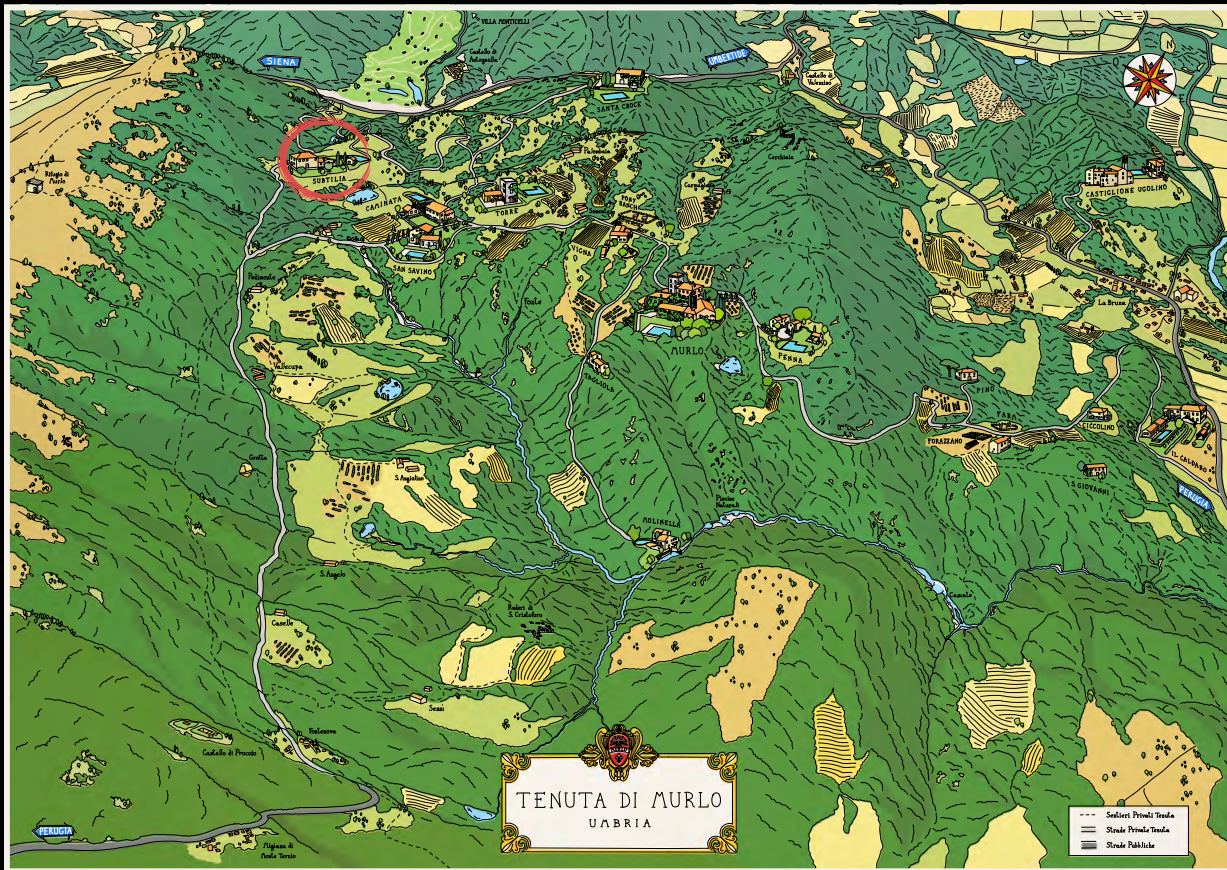
Nearest Cities

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 Subtilia*



Sun sets on the Murlo valley

AMENITIES

- Private infinity pool (approx 130 mq) with separate whirlpool seating 8 people overlooking the golf course and the 11th century Antognolla Castle
- The whirlpool can be heated together with the pool (not separately)
- Open pool cottage with sitting area and always heated Jacuzzi (2 m x 2 m).
- Sunbeds and chairs around the pool
- Dining tables sitting 16 facing the pool and view.
- Outdoor dining table with pergola seating 12 people.
- Panoramic terraces with outdoor seating facilities for every apartment (12 in the main villa, 4 in the Olivo Apartment)
- Table tennis available upon request
- Barbecue
- Private fenced and landscaped garden (10.000 m²)
- Air conditioning throughout the villa





The Main Unit



Sitting room on the ground floor





Dining room open to the kitchen and living room

The open space kitchen of the main unit



The main unit Master Bedroom











Olivo Apartment kitchen and dining space with access to the terrace



One of the two King Bedroom in Villa Subtilia - Olivo Apartment



The pool area from two perspectives



The Jacuzzi inside the open pool cottage



Open pool cottage sitting area



Moments of relax and reflection by the pool



The gorgeous infinity pool with separate whirlpool



The open cottage and swimming pool area from above

VILLA SUBILIA

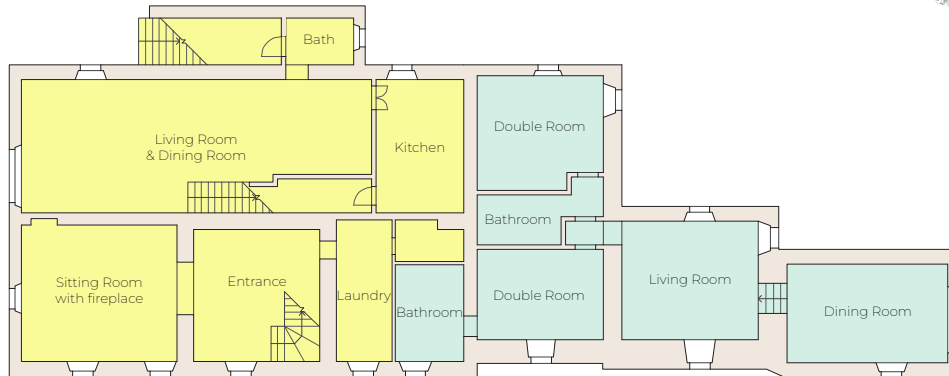
GROUND FLOOR

Main Unit

- Sitting room with fireplace
- Living and dining room with fireplace
- Open kitchen
- Bathroom
- Laundry room

Olivo Apartment

- Living room
- Kitchen with dining table
- King bedroom with en-suite bathroom and exterior access
- King bedroom with en-suite bathroom



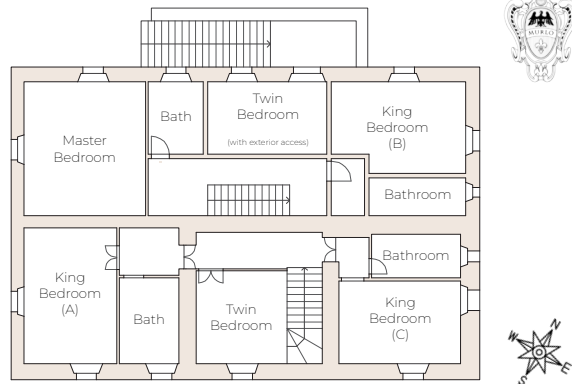
- Main Unit
- Olivo Apartment

VILLA SUBTILIA

FIRST FLOOR

Main Unit

- King size master bedroom with en-suite bathroom
- King size bedroom with en-suite bathroom (A)
- King size bedroom with en-suite bathroom (B)
- King size bedroom with en-suite bathroom (C)
- Twin bedroom with en-suite bathroom and exterior access
- Twin bedroom with en-suite bathroom



King - Master Bedroom

Type: King
Floor: first floor
Bed size: 1,90 m x 2 m
Bathroom: en-suite, shower & bathtub
Amenity: air conditioning

VILLA SUBTILIA

FIRST FLOOR

King Bedroom (bottom left)

Type: King
Floor: first floor
Bed size: 1,90 m x 1,85 m
Bathroom: en-suite, shower, bathtub
Amenity: air conditioning



King Bedroom (top center)

Type: King
Floor: first floor
Bed size: 1,90 m x 2 m
Bathroom: en-suite, shower
Amenity: air conditioning

King Bedroom (bottom right)

Type: King
Floor: first floor
Bed size: 1,90 m x 0,85 m
Bathroom: en-suite, shower
Amenity: air conditioning



VILLA SUBTILIA

FIRST FLOOR

Twin Bedroom (top right)

Type: Twin

Floor: first floor

Bed size: 1,90 m x 0,85 m

Bathroom: shared

Amenities: air conditioning, exterior access



Twin Bedroom (bottom left)

Type: Twin

Floor: first floor

Bed size: 1,90 m x 0,85 m

Bathroom: shared

Amenity: air conditioning

VILLA SUBTILIA - OLIVO APARTMENT

GROUND FLOOR

King Bedroom (top right)

Type: King

Floor: ground floor

Bed size: 1,90 m x 2 m

Bathroom: en-suite, shower

Amenities: air conditioning, exterior access



King Bedroom (bottom left)

Type: King

Floor: ground floor

Bed size: 1,90 m x 2 m

Bathroom: en-suite, shower

Amenity: air conditioning



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