



Barco
CASTELLO DI RESCHIO
E S T A T E



Barco

Located on and forms part of the private estate of Castello di Reschio and was meticulously restored by and is maintained throughout the year by the Reschio Estate.

The Castello di Reschio Estate

The ancient estate of Reschio stretches over thousands of acres of oak forests and olive groves in the Umbrian hills. With one of Europe's finest stables at its heart, Reschio is home to the Bolza family who, over the last twenty years, have been restoring its secluded ancient Umbrian farmhouses into masterpieces of contemporary architecture and design for individual owners. Hidden amongst the hills and valleys of Reschio are a number of houses available to let, from small cottages to substantial palazzos, forming part of the over two dozen properties completed to date.

The Estate Services

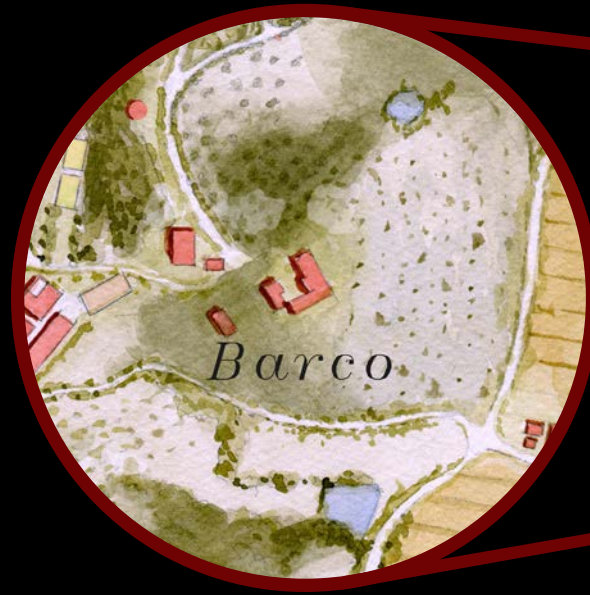
Amongst the most well-appointed properties in Italy, the Reschio houses are country havens where privacy, seclusion and proximity to nature have not come at the expense of comfort, technology and service.

The estate provides full service and the Estate Service Manager is dedicated to the needs and requirements of house owners and guests extending to in-house cooking, personal drivers and daily maid service.

The facilities include horse riding and training, tennis, mountain biking and clay pigeon shooting. Classic Italian food can be enjoyed at the Osteria, the private estate restaurant or a choice from the house menu and wine list can be delivered to the house or to the poolside.

Cover - Barco, as sunset approaches, with its magical courtyard

Castello di Reschio Estate map



Barco

A formal courtyard forms the heart of Barco around which the living accommodation is situated. This splendid 6-bedroom property is located within walking distance of the 'Centre' where the Osteria, Stables and Tennis Court are located and yet it is very private.

The main house has well-appointed living areas, an extensive master area and a further en-suite bedroom. A covered dining area links the main house to further accommodation, with three en-suite bedrooms and two sets of bunks beds for additional sleeping places for children.

The spacious self-contained one-bedroom guest cottage, Barcolino completes the accommodation.

An 18 x 4.5 metre swimming pool nestles within the gardens a few steps down from the dining terraces and next to the pool is a custom-built spa bath. A gazebo covered viewing platform in the garden provides a breath-taking 360° panorama that includes a 'close up' of not one but two castles, that of Castello di Reschio and of Sorbello across the valley in Tuscany.

Looking down from the gazebo to the courtyard heart of Barco





Step out of the house onto the terrace above the pool and take in the view

The Property

Main House - Ground Floor

- Arched double cube Sitting Room with fireplace
- Large fully equipped Kitchen with breakfast area and access to courtyard, dining room and dining terrace
- Dining Room with fireplace and glass doors opening completely at each end and linking main house to further accommodation
- 2 Double Bedrooms with en-suite Bathrooms
- Bunk Beds sharing bathroom with one of the double bedrooms
- Guest W.C.
- Laundry Room fully equipped with washing machine, dryer and ironing machine
- Boiler Room - accessed externally

Main House - First Floor

- Spacious Master Suite with en-suite Bathroom, Study, Sitting Room with fireplace
- Double Bedroom with en-suite Bathroom
- Landing with access via external stair to courtyard
- Double Bedroom with en-suite Shower Room, accessed by own private stairs with bunks beds on the mezzanine sharing shower room

Guest Cottage - Ground Floor

- Large open-plan Sitting Room with well-equipped Kitchenette and Dining area
- Open plan Double Bedroom area with large en-suite Shower Room and separate W.C.
- Covered outdoor Sitting and Dining area

Guest Cottage - Mezzanine

- Double Study area and Guest Shower Room

Garden

- Large outdoor dining table seats 12
- Breakfast table in formal courtyard seats 4
- Traditional bread oven (for roasts, grills and pizza)
- Swimming pool 18 x 4.5 metres with overflow towards valley, underwater lighting
- Custom built travertine and mosaic spa bath
- Loggia with mature wisteria shade and outdoor kitchen cooking facilities
- Carport for 2 cars and automatic illumination
- Rose covered gazebo with table, seats 4 with stupendous views





General Information

- 530 square metres living space main house + 171 square metres guest cottage
- 400m above sea level
- Irrigated lawn areas and flowerbeds
- Traditionally planted garden with local trees, shrubs and herbs including lavender, santolina, sage and rosemary
- UV and water softener system
- Continuous hot water supply, pressurized and instant circulation system
- Under floor heating on all ground floor areas, including covered dining area with radiators in all other areas
- Heated towel rails in all 6 bathrooms on separate circuits
- Formal courtyard garden
- High speed wireless internet access in house and garden

The property Barco with Guest House, Barcolino, in the foreground



Restyled Dining Room with fireplace

Doors open to the Terrace on one side and the Courtyard on the other

Dining table to seat 14 people



The wisteria covered Dining Terrace



*Fully equipped Kitchen leads to Sitting Room,
Dining Terrace, Dining Room and Courtyard*



Master Sitting Room



Angle of Master Bedroom



Master Bedroom



Master Study with divans

Master Bathroom with bathtub and walk-in shower



Leading to Guest Bedroom
Guest Bedroom on first floor with en-suite Bathroom





Corner of Guest Bedroom

Guest Bedroom on the ground floor, with ensuite Shower Room





Ground floor Bedroom

Bunk Beds sharing bathroom with ground floor bedroom





Ground floor Bedroom with small Terrace



*First floor Bunk Beds sharing shower room with
Double Bedroom beyond*

Bunk Bed mezzanine





A shaded Terrace

Barcolino

Barcolino, is the light filled Guest Cottage of the property Barco and accessed via some gentle steps leading down to the covered loggia.

It is an open plan fully equipped apartment with a mezzanine floor and has a covered loggia and terrace with great views over the surrounding countryside.

Guest Cottage - Ground Floor

- Large open-plan Sitting room with well-equipped Kitchenette and dining area
- Open plan Double Bedroom area with large en-suite Shower room and separate WC
- Covered outdoor sitting and dining area

Guest Cottage - Mezzanine

- Double Study with Sofa bed and a guest Shower room





The open plan ground floor apartment
Large Shower room



The Kitchenette on the ground floor

Barcolino detail

Barcolino mezzanine floor with sofa bed and shower room beyond



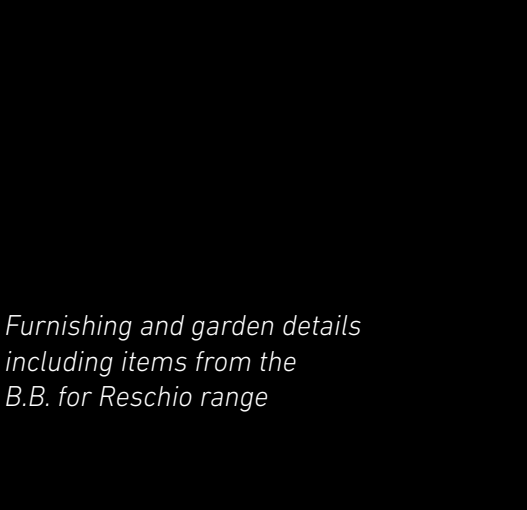


Barcolino garden details - box, cypress and lavender



*From the terrace to the pool to the view
The 18 m x 4.5 m infinity swimming pool*





*Furnishing and garden details
including items from the
B.B. for Reschio range*



Early morning at Barco



The wonderful indoor outdoor dining room space



CASTELLO DI RESCHIO

TABACCAIA DI RESCHIO - 06060 LISCIANO NICCONE - PERUGIA - ITALIA

TEL: +39 075 844 362 FAX: +39 075 844 363

info@reschio.com / www.reschio.com



CASTELLO DI RESCHIO
E S T A T E