



Bell'Aria
CASTELLO DI RESCHIO
E S T A T E



Bell’Aria

A magnificent and completely private property with breath-taking views over the private nature sanctuary of the Castello di Reschio Estate and to the Appenines beyond.

Bell’Aria has been meticulously converted by its owners and the Reschio team to create a home that is luxurious without being ostentatious, mixing modern comfort with traditional materials.

The result is an elegant Italian Villa with the ease and charm of an English Country House, offering flexible accommodation for anywhere from two to seventeen guests.

Separated into three distinct zones - the North Side, South Side and Garden House - Bell’Aria offers its guests real individual privacy, even at full occupancy. It is an oasis of calm and tranquility perched up on its hill, but also a great place for a gathering of friends, family and children.

The gardens and grounds are beautifully landscaped and have a variety of terraces, dining areas, hammocks, a covered outdoor sitting room with fire place, a pool house and a separate covered rose loggia beside the generous swimming pool. As with the house itself, the many different areas of the garden give guests spaces in which to be alone, as well as spaces in which to come together. There is also an Astroturf tennis court in the upper garden.

Front Cover - Early morning at Bell’Aria

Bell’Aria perched on top of its hill





Long views towards the Appenines when the early morning mist burns off

The Main House

Ground Floor

- Entrance Hallway
- Large Sitting Room with open fire, TV and doors onto the terrace
- Library / snug
- Huge Kitchen with wood-fired bread oven and magnificent views from every window
- Kitchen sitting area with large open fire
- Dining Area within the Kitchen seating up to eighteen people comfortably
- Cloak / Boot Room
- Laundry Room with separate entrance

First Floor - North Side

- Main Master Bedroom with freestanding bath, balcony and en-suite double Shower Room
- Private Sitting Room with open fire, TV and doors onto the garden
- Twin Bedroom
- Guest Bathroom

First Floor - South Side

- Master Suite comprising bedroom with juliet balcony, dressing area and bathroom
- Adjoining Child's Bedroom
- Large walk-in wardrobe

Ground Floor - South Side

- Double Bedroom with en-suite Shower Room, walk-in wardrobe and doors onto the garden
- Double Bunk Bedroom with en-suite Bathroom

The Garden House

- Two-bedroom annex below the Main House with its own entrance and completely private outdoor space
- Sitting Room with TV, Mini-Kitchen and table for two
- Master Bedroom with freestanding bath & en-suite Shower Room
- Double / twin bedroom with en-suite Shower Room

Garden

- Heated Swimming Pool
- Pool changing room with W.C.
- Pool House with fridge and Sonos music system
- Covered rose loggia alongside the pool
- Outdoor covered Sitting Room with fireplace
- Vine covered shaded dining area
- Terrace with dining table outside sitting room
- Sunset drinks area
- Swing and two hammocks
- External Bread Oven / Barbecue on top terrace with seating and dining area
- Astroturf tennis court
- Table tennis table
- Carport for 5 cars
- Garden Store
- Automatic entry gates with intercom and illuminated driveway



Shaded vine-covered dining loggia outside the kitchen



General Information

- 750 square metres living space
- Approximately 1.35 hectares of land
- 500 metres above sea level
- Air conditioning throughout all bedrooms
- Large irrigated lawn areas and flower beds
- 18m x 4.5m infinity swimming pool with pool heating and underwater automatic cover
- Internet TV connection
- Category 5e cabling throughout the property for computer/networking needs
- High speed wifi throughout the house as well as the outdoor seating areas
- Alarm system connected to security services
- UV filter and water softening system
- Under-floor heating on all floors
- Heated towel rails in all seven bathrooms on separate circuits, also functioning in summer
- Outdoor high pressure fire hose protection system

The light-filled entrance hall

The Castello di Reschio Estate

Castello di Reschio is a very private estate and nature reserve of some 3,750 acres on the borders of Umbria and Tuscany. Scattered widely apart amongst the olive groves, vineyards and extensive Mediterranean oak and chestnut woods are 50 farmhouses, of which almost half have been restored to date, creating exquisite private homes designed to the highest international standards. Integral to Reschio is a unique combination of world class service and a high level of privacy and security.

The Estate Services

Castello di Reschio Estate provides full services, with every house having its own maid and gardener. Concierge service is available with an Estate Manager dedicated to the needs and requirements of guests, extending to in-house cooking, personal drivers and daily maid service. The facilities include horse riding and training, tennis, mountain biking, clay pigeon shooting and wild boar hunting in season. Classic Italian food can be enjoyed at the Alle Scuderie, the estate restaurant, or a choice from the house menu and wine list can be delivered to the house or even to the poolside.



Hall fireplace



Large kitchen with bread oven





The dining table, breakfast bar and sitting area of the kitchen

The dining area





18m x 4.5m infinity swimming pool



Details
Library / Snug on the ground floor





Main sitting room on the ground floor, opening onto the terrace



The bunk bedroom with its full size single beds, its curtained sleeper-style bunks, and its en-suite bathroom sleeps four children of any age...



Shower room & double bedroom on the ground floor of the South Side





Looking into the hall from the kitchen and from the entrance door



Corridor to Master Suite (North Side), with access to the top terrace and garden

Master Sitting Room





Master Bedroom, North Side



Master Bathroom, North Side





Master Bedroom, first floor South Side
Adjoining Child's Bedroom



Master Bathroom, first floor South Side





Outdoor Sitting Room with fireplace



Rose loggia alongside the pool

Pool House with fridge, Sonos and W.C. at head of the pool



18m x 4.5m infinity swimming pool



Garden House entrance



*Garden House details
Mini kitchen and sitting area*





Garden House Master Bedroom with bathtub



Garden House double / twin bedroom with en-suite shower room



Astroturf tennis court



Furnishing and garden details





Private spaces to read or reflect





CASTELLO DI RESCHIO

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