

CASTELLO DI RESCHIO

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Brusceto

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Brusceto

Brusceto is a restored 17th Century farmhouse set in its own private grounds and gardens and has a heated 15 m x 7.5 m swimming pool, automatic gates and illuminated driveway leading up to the house. The property set around a wonderful courtyard with ancient mulberry trees offers flexible accommodation in two buildings: the Main House and adjacent Guest Annex. There is a pool changing room, laundry room and bread oven.

Meticulously restored and finished throughout, Brusceto is a light and spacious property of understated elegance. The mature gardens and open lawn spaces make this a perfect retreat for families with children of all ages. A covered dining area, allowing cool breezes in the hot months can be closed at one end permitting outdoor dining throughout an extended season and makes this a truly fascinating and adaptable property.

Weekly Rental

Brusceto is available for weekly rental and with five bedrooms in the main house can sleep up to ten guests and with the addition of the two bedroom guest annex can sleep up to fourteen guests.

Cover - *Brusceto in profile on its shoulder of land*

Page 1&2 - *An ancient mulberry tree flanks the courtyard - mature beds and cypresses lead to the guest annex*



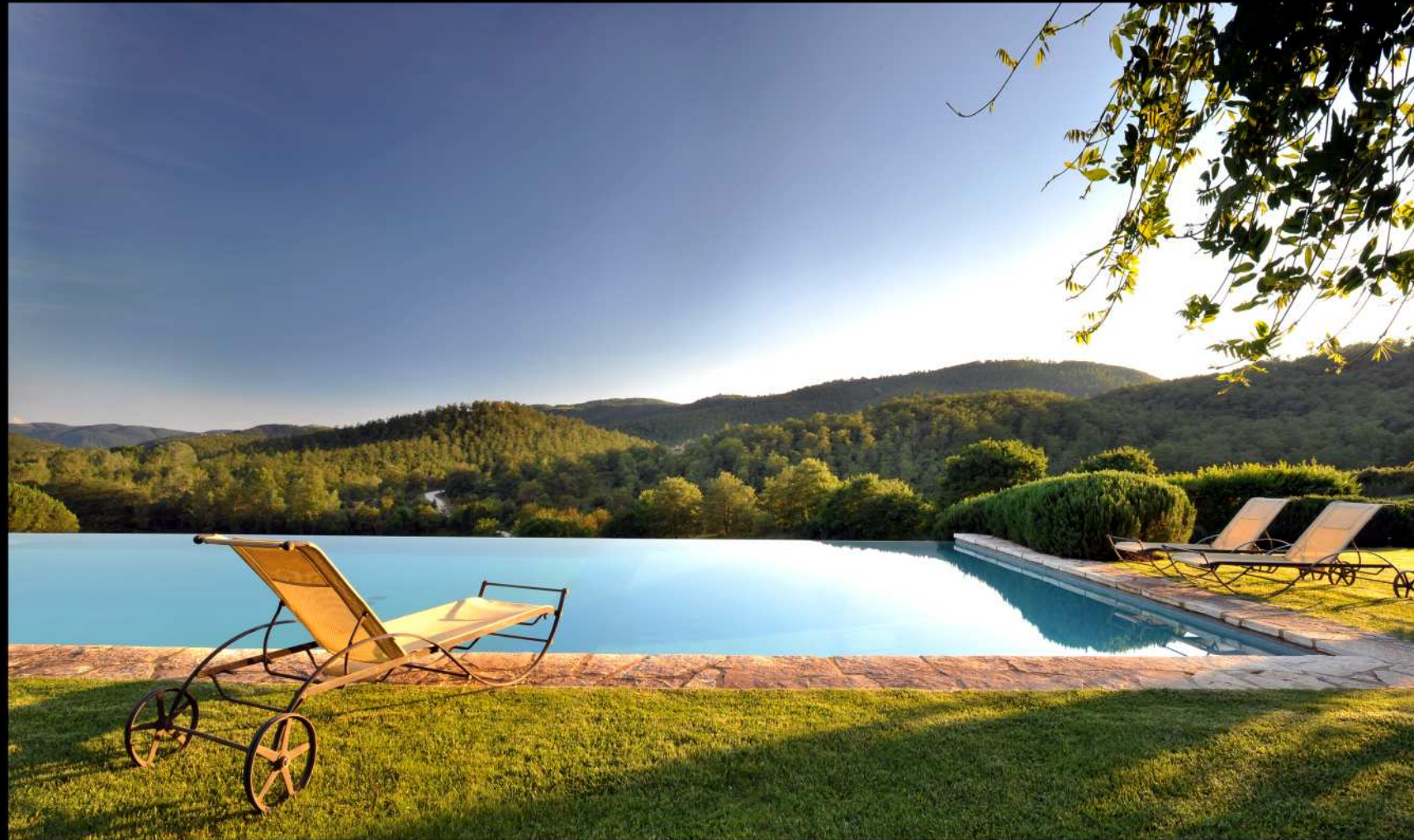
The Castello di Reschio Estate

Castello di Reschio is a very private estate and nature reserve of some 2,700 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 Osteria, the private estate restaurant, or a choice from the house menu and wine list can be delivered to the house or even to the poolside.

An infinity view from the 15m x 7.5m pool into the Mediterranean oak woodlands of the Reschio Estate and nature reserve



The Property

Main House - Ground Floor

- Entrance Portico
- Lshaped living area with Sitting Room and Dining Room for 14
- Study with TV + DVD
- Double Bedroom with ensuite Bathroom & shower
- Kitchen with Larder
- Covered indoor/outdoor Dining area
- Summer Room with TV + DVD

Main House - First Floor

- Master Suite - Bedroom with ensuite Bathroom & shower, Dressing, private Terrace
- Double Bedroom with ensuite Shower Room
- Double Bedroom with Shower Room across corridor
- Large Twin Bedroom with ensuite Bathroom & shower
- Landing area with TV + DVD

Guest Annex - Ground Floor

- Double Bedroom with ensuite Bathroom
- Double Bedroom with ensuite Shower Room
- Laundry Room

Pool House

- Pool changing with wc and shower
- Bread oven

Page 5 & 6 - Covered Dining area





Page 7 - Step up from the kitchen to the Dining area and Sitting Room

Page 8 - The well equipped Kitchen





Ground floor double Bedroom
with access to the garden and
en-suite Bathroom with separate
shower



Page 10 - One half of the
Sitting Room with
French limestone
fireplace





Master Suite - Bedroom with ensuite Bathroom & shower, Dressing & private Terrace





Page 13 – En-suite Bathroom & shower

Page 14 – Adaptable spacious Twin Bedroom





Page 15 - Detail of Shower Room
en-suite to spacious Double
Bedroom

Double Bedroom



Page 16 - Spacious Double Bedroom
with access to the garden
and Guest Annex



General Information

Outbuilding:

- Guest Annex with Laundry Room fully equipped with washing machines, dryers and ironing machine
- Pool House with shower and WC
- Bread Oven (for roasts, grills and pizza)

Garden:

- 15m x 7.5m heated overflow swimming pool with pool cover
- Covered outdoor dining table, seats 14
- Carport for 4 cars with automatic illumination
- Private access road and automatic gate and illumination
- Large irrigated lawn areas and flowerbeds
- Traditionally planted gardens with local trees, shrubs and herbs including lavender, thyme, sage and rosemary

Further Information:

- 590 square metres living space
- 360 m above sea level
- Sheltered pool area with irrigated lawn surround and shower
- UV & water softener system
- Continuous hot water supply & instant circulation system
- Under floor heating on all ground floor; radiators in other areas
- Heated towel rails in all seven bathrooms on separate circuits also functioning in summer
- Sky satellite TV connection
- Unlimited use of WiFi internet access throughout house
- Alarm system
- Illuminated garden and terraces
- Pool loungers and pool towels





Page 19 – View from the Guest Annex

Page 20 – Perfectly placed pool





Page 21 – En-suite Shower Room & Double Bedroom in the Guest Annex

Page 22 – Further Bedroom in the Guest Annex with en-suite Bathroom

Back page – Brusceto waking up in an early summer morning mist

