



CASTELLO DI RESCHIO

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Col delle Noci

CASTELLO DI RESCHIO

Col delle Noci

Col delle Noci, Walnut Hill in English, consists of two buildings: the Main House and adjacent Guest House. The buildings lie high up on a gentle slope with magnificent views over the entire Reschio Estate and nature reserve.

Col delle Noci is a converted 17th century farmhouse restored to the highest standard of renovation and design. A mature olive grove and gardens, a split level 4 x 18m overflow pool lined up exactly with the Castle of Reschio together with various outdoor sitting areas are what makes Noci a truly fascinating property.

Weekly Rental

Col delle Noci is available for weekly rental and with two bedrooms in the main house can sleep up to four guests and with the addition of the one bedroom guest cottage can sleep up to six guests in spacious accommodation.

Cover - Noci Main House with Guest House on the right

Page 1&2 - Noci nestling in the mature garden from the tranquillity of the pool



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.

The sun set terrace with inspiring views over the Reschio Estate



The Property

Main House - Ground Floor

- Entrance Hall
- Open plan spacious Dining/Living area with vaulted ceiling, open to large well equipped Kitchen with separate larder
- Study with B&O TV, DVD, audio system
- Guest WC

Main House - First Floor

- Master Suite - Bedroom with ensuite Bathroom and separate shower, Dressing, Study with B&O TV and audio system, private Loggia and direct access to garden via outside staircase
- Double Bedroom with ensuite Bathroom and walkin wardrobe

Second Floor

- Master Study / Library - Audio system & TV
- Master Bathroom - Audio system
- Master Bedroom - two ensuite Dressing Rooms - Audio system

Guest House - Ground Floor

- Sitting Room with kitchenette
- Landry Room with separate entrance

Guest House - First Floor

- Double Bedroom and Bathroom with separate shower

Page 5 & 6 - Open plan Dining into Sitting area



The well equipped Kitchen with Larder on the left



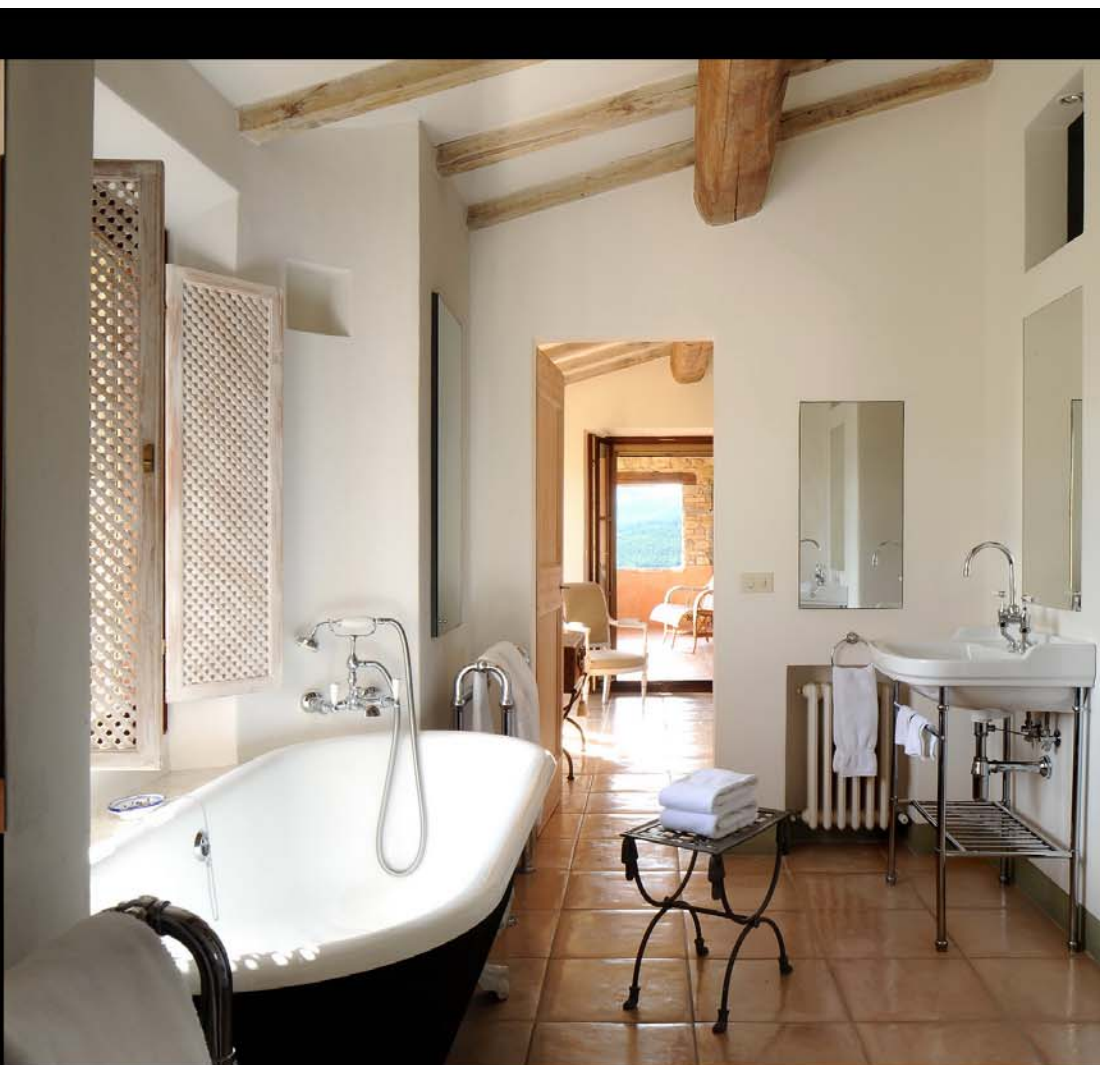




The Master Suite

Page 11- Bedroom leading to Study and private Loggia and out to the garden via external stairs

Page 12- Bathroom with view through bedroom to private Loggia



The Master Suite

Every window of the Master Suite private Loggia frames a view of the Reschio Estate





The Guest Bathroom and Bedroom in the Main House



General Information

Outbuilding:

- Laundry Room fully equipped with washing machine, dryer and ironing machine
- Pump Room
- Bread oven (for roasts, grills and pizza)

Garden:

- 18m x 4m split level double overflow swimming pool
- Outdoor covered dining pergola, seats 10
- Carport for 2 cars with automatic illumination
- Private access road and automatic illumination
- Large irrigated lawn areas and flowerbeds
- Traditionally planted gardens with local trees, shrubs and herbs including lavender, thyme, sage and rosemary
- Secluded breakfast table seats 6

Further Information:

- 350 square metres living space
- 460 m above sea level
- Sheltered terraced pool area with irrigated lawn surround
- 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 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
- Canvas deck chairs and pool towels



Guest House Sitting Room





Guest House Bathroom and Bedroom

Back page – Cypress trees flank the Guest House