



### CASTELLO DI RESCHIO

FATTORIA DI RESCHIO - 06060 LISCIANO NICCONI - PERUGIA - ITALIA  
TEL: +39 075 844 362 FAX: +39 075 844 363  
info@reschio.com / www.reschio.com



Spinaltermine  
CASTELLO DI RESCHIO



## Spinaltermine

Spinaltermine is a wonderful property accessed by a 3 kms private road making it a perfect exclusive haven with magnificent views over the private nature sanctuary of the estate of Castello di Reschio. The grounds, pool area and garden offer several places to sit or dine in shaded or open locations depending on the season. The accommodation is in two buildings: the Main House with 4 bedrooms and there is also a 1 bedroom Guest Annexe.

This light and spacious home is elegantly furnished and the large open-plan kitchen sitting room is ideal for entertaining. A 15m x 4m heated infinity swimming pool, with changing room, kitchenette, covered sitting area and a dining area under a loggia makes for a perfect place to relax with all facilities at hand.

## Weekly Rental

Spinaltermine is available for weekly rental and with four bedrooms in the main house can sleep up to eight guests and with the addition of the one bedroom guest annex can sleep up to ten guests.

*Cover - Dining Terrace with views over the Reschio Estate*

*Page 1&2 - Spinaltermine has three floors and can be entered from the courtyard on the first floor or from the ground floor level*





### 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 heated 15 m x 4 m infinity pool with fully equipped pool house, including kitchenette, changing room and shaded lounge*





## The Property

### Main House - Ground Floor

- Large fully equipped open-plan kitchen sitting room
- Dining Room for 10
- Library with TV + DVD, accessed from outside
- Shower room and guest cloakroom
- Laundry Room
- Covered indoor/outdoor sitting area

### Main House - First Floor

- Double Bedroom with en-suite Bathroom
- Double Bedroom with en-suite Shower Room
- Twin Bedroom with Shower Room downstairs

### Main House - Second Floor

- Master Bedroom with en-suite Bathroom and Dressing Room

### Guest Annexe - Ground Floor

- Double Bedroom with en-suite Shower Room

### Guest Annexe - First Floor Pool House

- Pool changing with shower and WC
- Kitchenette
- Covered lounge area

*Covered sitting area with sunset views*





Page 7 - Kitchen details

Page 8 - The light-filled well-equipped Kitchen







*Ground floor Dining Room  
with access to outdoor breakfast  
table*



*Page 10 - Sitting Room with  
fireplace open plan  
with Kitchen*





*Master Suite - Bedroom with ensuite Shower and Bathroom with separate Dressing Room*





Page 13 – En-suite Guest Shower Room detail

Page 14 – Guest Double Bedroom on First Floor with access to courtyard





Page 15 - Detail of Bathroom en-suite to Double Bedroom on Page 16

Detail of Twin bedroom

Page 16 - Double Bedroom on First Floor with access to courtyard





## General Information

### Outbuilding:

- Pool House with shower and wc, kitchenette, covered sitting area

### Garden:

- 15 m x 4 m heated infinity swimming pool with pool cover
- Outdoor dining table by pool under a loggia, seats 10
- Breakfast table, 6
- Dining table on terrace outside kitchen, seats 10
- Carport for 3 cars with automatic illumination
- Large irrigated lawn areas and flowerbeds
- Traditionally planted gardens with local trees, shrubs and herbs including lavender, thyme, sage and rosemary

### Further Information:

- Unlimited use of WiFi internet access
- 435 square metres living space
- 440 m above sea level
- 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 bathrooms on separate circuits
- Sky satellite TV connection
- Alarm system
- Illuminated garden and terraces
- Pool loungers and pool towels



Page 18 The Library with large screen TV ideal to escape the heat of the day





Page 19 – The entrance to the Guest Annexe

Page 20 – The Guest Annexe Bedroom and ensuite Shower Room





*The comfortable well equipped  
Pool House*

*Back page – Guest Annexe and  
Pool House*