

Villa Zelinda is a large panoramic property overlooking the **Val di Chiana valley**, with a breathtaking view reaching the Trasimeno Lake.

The villa - built at the beginning of the 70s - has a total area of 500 sq. mt. with **7 double bedrooms** and 7 bathrooms holding up to 14 persons. Large garden with private swimming pool, outdoor area for lunches, WiFi, bocce field, satellite TV, heating and parking. The property is **ideal for large families or groups of friends** looking for a relaxing holiday with a great view.

### ***Outdoors and Swimming Pool***

The entire property is immersed in a large **private park, 5,000 sq. m.**, with olive trees and grass and plenty of plants, flowers, lemon and other kinds of trees as well as some ancient oak trees. The villa is in a sunny, panoramic position, perfect for relaxing and eating outside: there are **two stonework barbecues**, one close to the pool and the outbuilding, the other closer to the kitchen. The **swimming pool, 6m x 12m and 1.2-2.5 m deep**, is a little lower down than the house, with external paving, sunbeds, beach umbrellas, outdoor shower and gazebo with iron table and majolicas for escaping the sunlight, with a view of Lago Trasimeno on clearer days. All around the villa you will find relaxing areas and a **field for playing bocce**. **Parking within the property** with two covered spaces.

### ***Interior***

The villa is on **two floors** following the natural slope of the hill; the two floors are staggered and joined internally and externally. The **white furniture** and details give a relaxing, elegant feel to the house. The parking area leads to the entrance and to the large living room, with large windows and a beautiful, spacious white sofa, **satellite TV and fireplace**.

GROUND FLOOR:

**2 large double bedrooms** with bathroom with shower, **1 bedroom with twin beds**, **2 double bedrooms** and 2 bathrooms with shower.

FIRST FLOOR:

The two staircases (outdoors and indoors) lead to the other floor, with a living room with panoramic windows, TV, bookshelf and a games area with **table football and billiard table**, a large kitchen/dining room with fireplace and storage room, with access to the outdoor dining table. This floor has a **bathroom with shower**, a **double bedroom with bathroom with shower**, a washing room and a fully equipped gym.

#### DEPENDANCE:

Not far from the swimming pool there is a separate outbuilding, with a living area with cooking corner, a **double bedroom and a bathroom with shower**. All bedrooms have **air conditioning**.

The Highway is A1 Milan-Naples, closest exit Monte San Savino

#### CLOSEST AIRPORTS:

Perugia San Francesco d'Assisi 77 Km

Florence "Amerigo Vespucci" 95 Km

Rome Fiumicino 230 km

Places of interest in the surroundings:

**Arezzo**, one of the main **Etruscan** city-states, 32 km

**Cortona**, sweeping vistas, charming *trattorie*, medieval castles - a quintessential taste of Tuscan life, 35 km

**Montepulciano**, Renaissance town, was the center of a centuries-long battle between Firenze and Siena, 25 km

**Siena**, a magnificent city of art with characteristic alleys, wards (*rioni*) and towers, 45 km

**Perugia**, with its Etruscan walls, a gorgeous Medieval center, is the ideal city for artists and art lovers, 70 km