



RESCHIO

HOUSES

BELL'ARIA

Bell'Aria

A magnificent and completely private property with breathtaking views over the private nature sanctuary of the Reschio Estate and to the Appenines beyond.

The Reschio Estate

It is a joy to share the wilderness that is and always was, Reschio. For more than a millennium, the land was farmed, leaving spaces for indigenous flowers, forests and wild life to establish their own fiefdoms. Today, more than ever, we continue to honour those traditions and have maintained the ecological balance that means our lakes have pure water for swimming and fishing. Reschio was and will always be a safe, yet wild space that we share with those that come to stay for a week or maybe for years in a house of their own. Reschio, nature's paradise, remains for now and for future generations.

Enjoy a stroll along avenues of cypresses, explore the castle's chapels, savour our orto and taste freshly picked delicacies. Maybe linger in the Equestrian Centre to watch the Spanish horses practising their quick step before dropping in for lunch at Ristorante Alle Scuderie and Bar Centrale. Dive into the estate's lake and have a picnic in the cabin. Challenge the tennis coach at the Astroturf courts. Be tempted to the Reschio Hotel for drinks in the Palm Court or dine in the Ristorante Al Castello at sunset, a magical time when the Etruscan hills reveal their secrets.

Front Cover - Early morning at Bell'Aria

The northern part of Reschio Estate



Bell'Aria

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, a covered outdoor sitting room with fireplace, 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.





The Property

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

Main House - 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

Main House - First Floor - South Side

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

Main House - 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



Shaded vine-covered dining loggia outside the kitchen

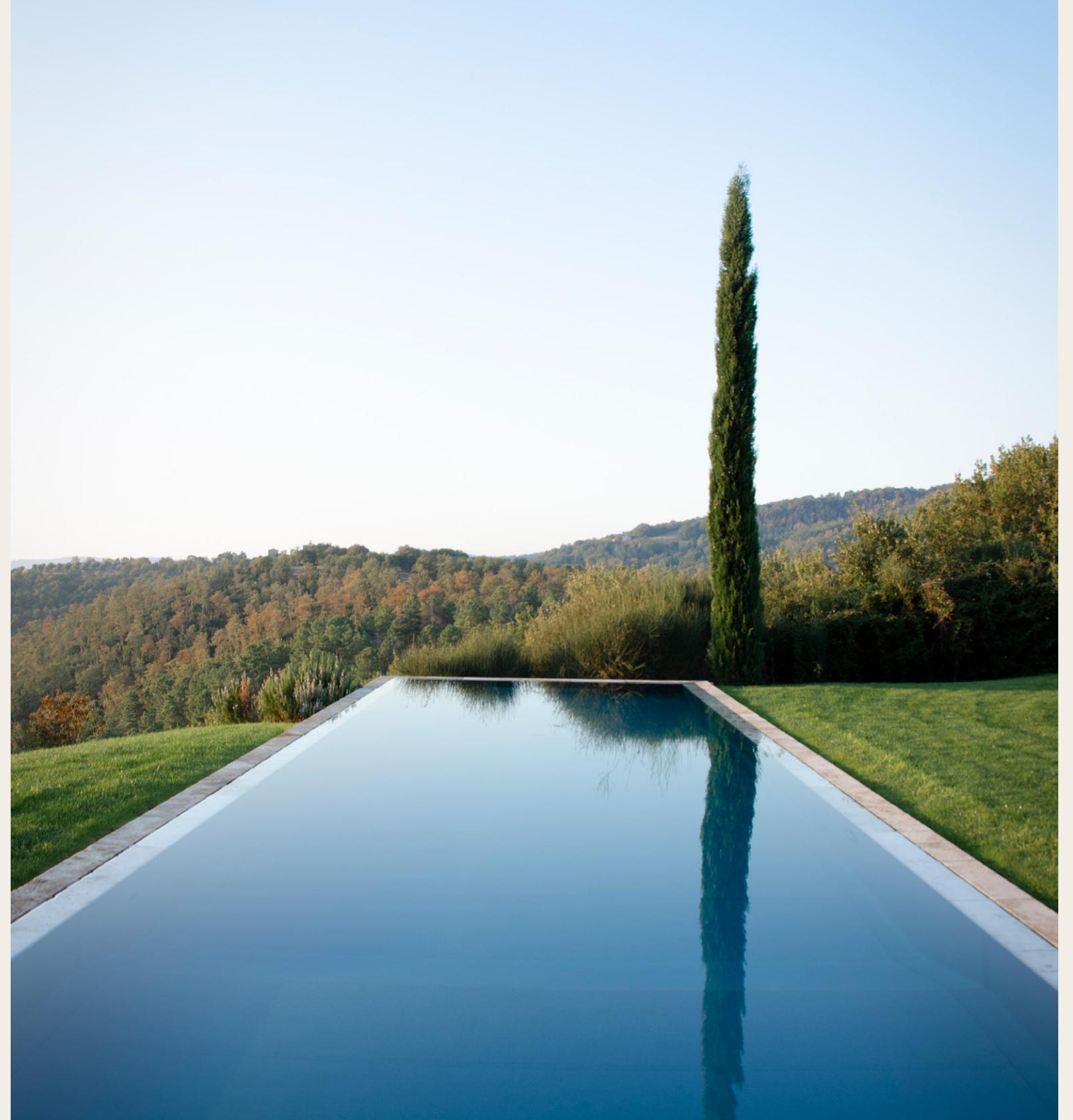
The Property

Main House - 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
- . External Bread Oven / Barbecue on top terrace with seating and dining area
- . Astroturf tennis court
- . Table tennis table





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
- . 18x4.5m 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
- . Under-floor heating on all floors
- . Heated towel rails in all seven bathrooms on separate circuits

The light-filled entrance hall



Large kitchen with bread oven





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



The dining area



18 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



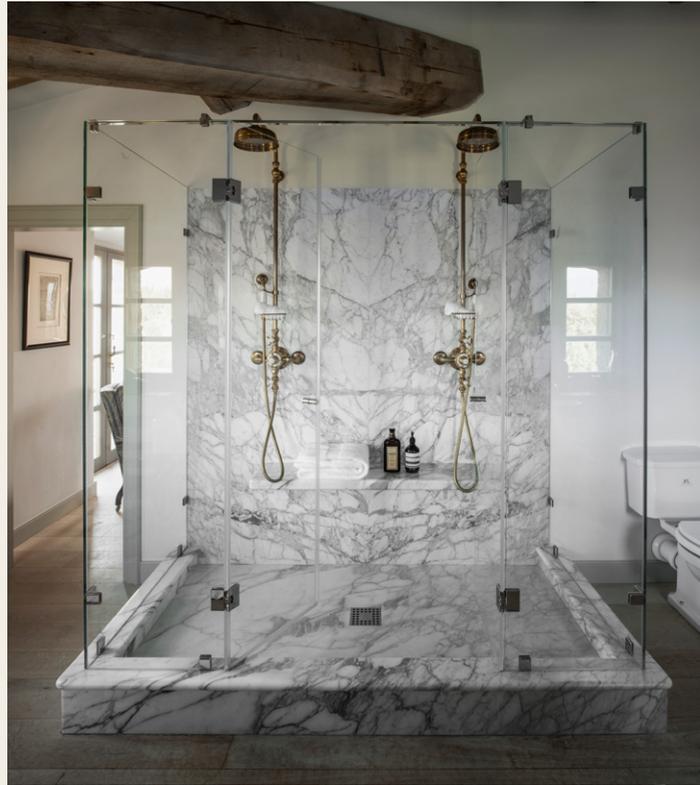
Corridor to Master Suite (North Side), with access to the top terrace and garden

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



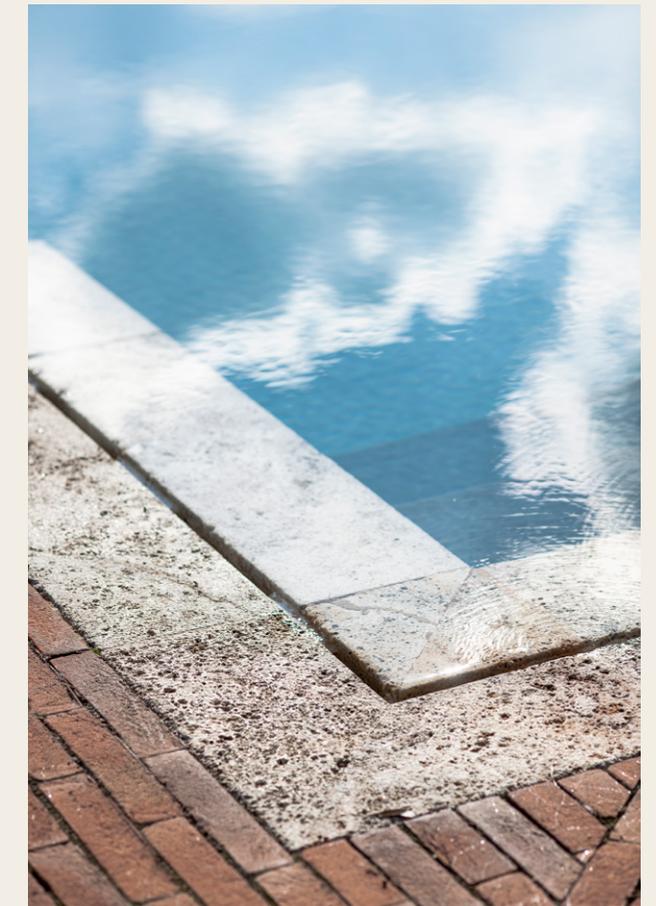


Outdoor Sitting Room with fireplace



Rose loggia alongside the pool

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



18x4.5m infinity swimming pool



Garden House entrance



Garden House details

Mini kitchen and sitting area



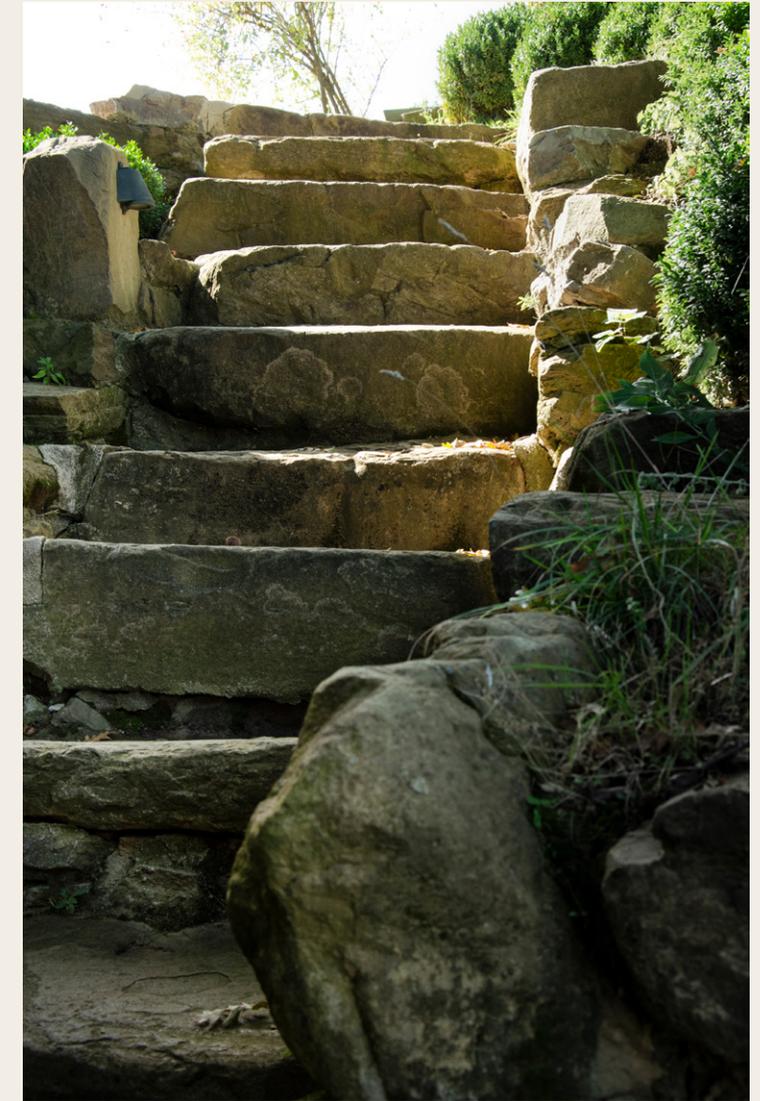


Garden House Master Bedroom with bathtub

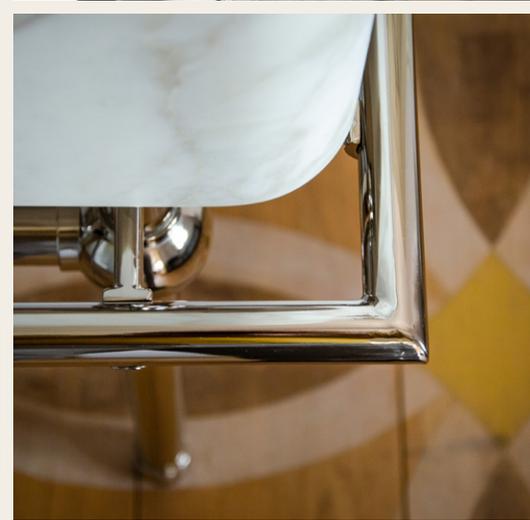
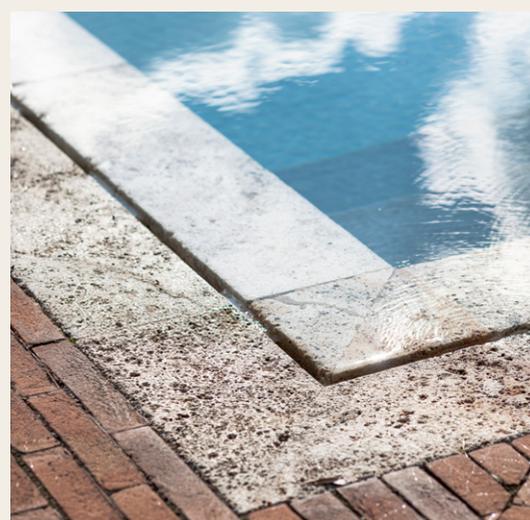
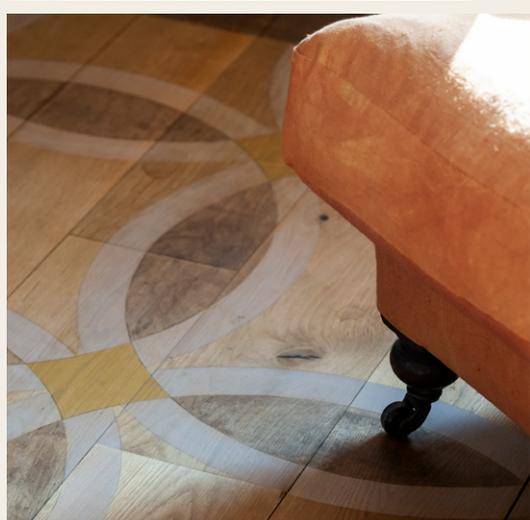
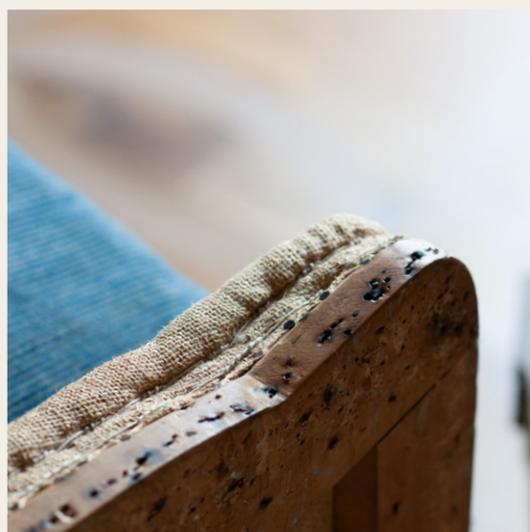


Garden House double / twin bedroom with en-suite shower room





Astroturf tennis court



Furnishing and garden details

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