



Le Torri di Bagnara

LUXURY CASTLES COLLECTION

SERANDIPINIANS
Private Places



LE TORRI DI BAGNARA CASTLES

Le Torri di Bagnara is a world-class collection of **exquisitely restored medieval castles** set within a superb, very private 590-hectare (**1500-acre**) **aristocratic estate** in **Umbria** – Italy's green heart - **close by Assisi**, midway from Rome and Florence, offering one of its five castles and a watch tower as **luxury villas** and another castle as an **exclusive venue** for weddings and special events.

Front Cover Bird's eye view of the Pieve San Quirico castle (Main House) and the nearby Tower villa (Guest House)

Page 1 The Pieve San Quirico castle (11th-13th century historic castle) and the Castello di Bagnara (11th-15th century historic castle)



AN ECO- SUSTAINABLE LUXURY VACATION VILLA RESORT



Le Torri di Bagnara Castles is an **Eco-Sustainable Luxury Vacation Villa Resort**, offering a most exclusive vacation homes **for groups up to 30 people**. We cater to the **most discriminating travelers** – those who require the **privacy, comfort and independence of a real home** with all the **luxury and convenience of a hotel**. Since 2021 we are **partners of "Serandipians by Traveller Made" Private Places**.

Despite 90% of the Italian villas to rent that are unlicensed, Le Torri di Bagnara Castles have a **Tourist Accommodation license** (luxury Agriturismo), so they offer the **privacy and freedom of a private house** together with **top-quality service**, unparalleled access to **one of central Italy most beautiful places** and **a superior degree of safety and security standards** that have to be complied with by law.

Our castles can be booked as a **self- catering** or as a “**villa hotel**”, at your choice. All the services of a grand-hotel are available on request. They are **managed, staffed and maintained by the owners**, a real noble family, great grand-nephew of **emperor Napoleon Bonaparte**.

Our Concierge team can **customize your vacation** and design a tailor-made program of activities and excursions, plan easy access to concerts & events, golf, wineries and much more.

Both the **hillside Pieve San Quirico Castle** (the Main house) and the **adjacent hilltop watch Tower** (Guest house), are **Historic Houses**. They are uniquely designed and furnished providing the comfort and immediate relaxation we all feel when we “come home.”

Eco-Sustainability is part of daily life here: energy comes from our 140 kWh PV Solary Energy systems, we harvest rain water to irrigate the fields and our pools are cleaned with sea salt. We serve seasonal, traditional, fresh food locally grown in our farm and in other selected Umbrian farms and focus on local cuisine .

The result is that our holiday rental is designed perfectly for **large, diverse family reunions, groups of friends, destination weddings, small corporate groups, yoga retreats, small parties** and generally for any group of people who want to stay together during their holiday.

All rentals are weekly from Saturday to Saturday.



PIEVE SAN QUIRICO CASTLE
(11TH-13TH CENTURY MAIN HOUSE)
7 BEDROOMS - SLEEPS 15

AC in all bedrooms & in the dining veranda

Ground floor

- Entrance Hall
- Two Guest Bathrooms
- Living rooms
- Game room with full office corner & castle secret passageway
- Master Bedroom with Bathroom
- Guest Bedroom with Bathroom
- Billiard room
- Professional Kitchen
- Bar Lounge
- Panoramic Dining Veranda with anteroom
- Fully equipped Laundry Room & Storage Room

First Floor

- Livingroom with Home Cinema with Netflix
- Master Bedroom with Bathroom
- Four Guest Bedrooms with Bathrooms

Second Floor

- Panoramic Terrace overlooking the castle inner courtyard, gardens and surrounding hills, with stereo multiroom Sound System

Church (consecrated) - seats 70

Mass and blessings are available on request as well as any kind of modern equipment for meetings.



THE TOWER VILLA
(11TH CENTURY GUEST HOUSE)
8 BEDROOMS - SLEEPS 15

*The Tower villa can be rented only
in addition to Pieve San Quirico castle.*



Ground floor

- Entrance Hall
- Kitchen
- Dining Room
- Living Room with Smart TV with Netflix
- Laundry Room
- Double bedroom
- Bathroom
- Suite with double bedroom, ensuite bathroom & studio-wardrobe (entrance from the Tower front square)

First floor

- Suite with one double bedroom, bathroom and living room
- Double bedroom with ensuite bathroom
- Single bedroom with ensuite bathroom

Second floor

- Suite with 2 double bedrooms, bathroom and studio-wardrobe
- Double bedroom with ensuite bathroom

Outdoor

- 3.000 sqm Terraced Gardens
- Panoramic Terrace
- Children's Playground, stone BBQ
- Covered parking

AC in all bedrooms



*Bird's eye view of the watch Tower that stands on the top of the hill overlooking
the Pieve San Quirico castle, the Bagnara Estate, the Tiber valley and the surrounding hills.*



OUTDOORS

- Castle inner courtyard (seats 70)
- **5.000 sqm Manicured Gardens** with "*David Austin*" rose garden, herb garden and vegetable garden
- **3.000 sqm Terraced Gardens** with panoramic terrace
- Panoramic Saltwater Pool (14 x 7.5 metres, depth 1.48 m)
- pool wooden Loggia with stereo multiroom Sound System
- Outdoor Shower
- Bocce Ball court
- Table Tennis
- 2 Stone BBQ
- Children's Playground
- Carport for 4 cars
- Parking areas
- 1500 acre (590 hectare) very private historic estate and nature reserve with 5 medieval castles, 5 walking & biking Trails, 6 km of the river Tiber, 4 small lakes, animal breeding and a working farm.



The large and well protected southeast facing infinity saltwater Pool (120 sqm), is positioned out of sight on a terrace above the Pieve Castle and overlooking the Bagnara Estate, the Tiber valley and surrounding hills. There is an outdoor shower, sunbeds with fluffy cushions, pool umbrellas and telephone, The Pool wooden Loggia features outdoor furniture with sofas, dining table, ice maker and a fridge.



THE ESTATE SERVICES

Le Torri di Bagnara Castles can be booked as a **Self-Catering** or as a **"Villa Hotel"**. Our Concierge team can **customize your vacation** since all the services of a grand-hotel are available on request.

Staff Services available at the Castles:

- Concierge and Guests Assistance
- Property & Facilities Manager
- Pre-arrival grocery delivery & daily shopping service with a car
- Daily housekeeping
- Daily breakfast service
- Change of towels, and bed lined
- Full gardening & pool cleaning service
- Maintenance
- Local expert to design a tailor-made program of activities and excursions
- Lunch & Dinner (prof. Chef)
- Any kind of Transfer
- Wedding & Event planning
- Baby Sitter



*The Pieve San Quirico castle (main house), panoramic jasmine covered Dining Veranda.
The glass walls offer 4-side terrific views over the gardens, surrounding hills
and the Tiber valley.*

Pieve San Quirico castle is **licensed for on-site civil wedding celebrations.**



AUTHENTIC EXPERIENCES

There are few faster routes to “travel deeper” — a real experience of the culture of a place and its people – than a stay at Le Torri di Bagnara Castles.

The estate office has an **unrivalled local knowledge** and can arrange a **wide range of experiences:**

- In-house Cooking classes
- In-house Wine & Truffles tastings
- In-house SPA Treatments
- Truffle Hunting Experience in the Bagnara Estate
- Wine Tours
- Biking Tours
- Personal Photographer, to live your memories forever
- Hot-Air Balloon ride
- Tour of Umbria by Helicopter
- Chocolate lessons at *Perugina* factory
- Shopping Tours
- Art history excursions to private tours of the many ancient hilltop towns of Umbria & nearby Tuscany



The Pieve San Quirico castle church. It features 11 m. high vaulted ceilings.

The nearest village is a 5-minute drive away, where you'll find restaurants, local shops, Tennis court and Horse riding, while an **18-hole golf course designed by Robert Trent Jones Jr.** is just 10 minutes away.



THE 1500-ACRE (590-HECTARE) BAGNARA ESTATE

-Over **1500 idyllic acres (590 hectares)** consisting of plains and hills, sprinkled with **5 medieval castles**, 4 small lakes, streams, 6 km of the river Tiber (the river of Roma), woods, pastures, wheat, corn and sunflowers fields, PGI olive grove, herds of deer and hares and **unspoiled landscapes** immersed in the splendor of history and the charm of nature

- **5 Walking & Biking trails** with picnic areas.
- Guest may go **walking and biking, truffle and mushrooms hunting, wildlife watching and photography, doing yoga and meditation**, and going on a picnic .
- Guests can also enjoy the **delicious locally grown food** from the estate's working farm: *extra virgin olive oil, fresh vegetables and fruit, pure honey, "Chianina" veal meat, together with the truffles and porcini mushrooms from the woods.*

Blessed with a large variety of wild flowers, a resident population of Roe Deer and Hares and a wide range of Bird species from Herons to Pheasants, the Bagnara estate is a haven for all things bright and beautiful. Recent sightings include Grey Herons, Cormorants, Mallards and Buzzards.





CASTELLO DI BAGNARA (11TH-15TH CENTURY)

-WEDDINGS & EVENTS-

**Royal setting for a
“Princess bride-to-be”
Destination Wedding.**

Since 1901 it has been the private castle residence of the counts Giunta Tremi - owners of Le Torri di Bagnara. In some special occasions it is now made available as a palatial events space, ideal for destination weddings or other very special occasions.

It features a **1 hectare (2,5 acres) historic park** with a spectacular Italianate garden, a **consecrated chapel** and a saltwater pool

The castle is **licensed for on-site civil weddings celebrations.**



The Castello di Bagnara front view and the Italianate Garden.

LOCATION

Within a 590 hectare (1.500-acre) superb estate and nature reserve overlooking the **unspoiled, pristine paradise of the Upper Tiber Valley** in the hamlet of Perugia, **near Assisi**, Le Torri di Bagnara Castles offer a location that is unparalleled in both natural beauty and proximity to Italy's greatest cultural offerings. They are located in **Umbria**—Italy's green heart— approximately **30 minutes drive to the borders of Tuscany**.

It is a short drive to the most renowned Umbrian and Tuscan towns: **Assisi** and **Perugia** (20 minutes drive), **Todi** and **Gubbio** (30 minutes drive), **Spoletto**, **Orvieto** and **Cortona** (40 minutes drive), and **Siena** (60 minutes drive) to name only a few. Bigger cities such as **Florence** and **Rome** are **within 2 hours drive** and available for day trips also by catching the train from nearby Perugia.

Umbria-San Francesco international airport, the region's most common point of entry, is just **20 minutes drive**. Roma airports are at 2 hours driving distance.

Perched between Florence and Rome, Le Torri di Bagnara Castles are **the ideal base for exploring central Italy**.



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ITALY-UMBRIA

