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VILLA POGGIO POSILLIPO

PERUGIA, UMBRIA, ITALY

7	14	7	7,534
BEDROOMS	GUESTS	BATHROOMS	SF



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Villa Poggio Posillipo is an enchanting private borgo on a 600-metre ridge above Todi, with infinity pool, tennis, spa and full service. This luxury private borgo enjoys sweeping panoramic views across the Tiber Valley toward the Gran Sasso, where sunrise and sunset become daily spectacles. Composed of a beautifully restored stone farmhouse and a contemporary Guest Pavilion arranged around an elegant piazzetta, the estate blends historic character with refined modern design. Offering exceptional privacy, full-service hospitality, and remarkable natural beauty, it provides an unforgettable setting for an authentic Italian escape.

The interiors embody a sophisticated balance between rustic authenticity and contemporary comfort, where original brick walls, traditional stone floors, and preserved architectural details are complemented by bespoke furnishings, handcrafted carpentry, and luxurious fabrics created by local artisans. The principal living room is centered around an elegant fireplace and opens directly onto panoramic terraces through expansive arched windows that frame the surrounding countryside. Natural light fills every space, creating a seamless connection between the interiors and the landscape beyond. Two fully independent residences—the Main Villa and Guest Pavilion—provide generous living areas and fully equipped kitchens, offering both privacy and flexibility for larger groups. The estate accommodates up to 14 guests across seven beautifully appointed bedrooms designed for comfort and tranquility. Refined finishes, premium linens, and thoughtfully curated furnishings create an atmosphere of understated luxury throughout. Daily housekeeping is included, while private chef dining, provisioning services, and bespoke concierge arrangements elevate every stay.

Outside, beautifully maintained gardens, flowering borders, expansive lawns, and woodland surroundings create an extraordinary sense of peace and seclusion. Wellness and recreation amenities include an outdoor sauna, dedicated fitness area, infinity pool, and championship tennis court, transforming the estate into a private resort immersed in nature. Guests can explore nearby hiking and cycling routes or discover celebrated destinations including Todi, Assisi, Spoleto, Perugia, and Lake Trasimeno. The estate evokes a rare feeling of timeless elegance, effortless comfort, and deep connection to the Italian countryside.

INTERIOR

- Air Conditioning
- Cable, Satellite or Smart TV
- Dining Area
- Fireplace
- Sauna
- Sound System
- Staff Quarters

EXTERIOR

- Al Fresco Dining
- BBQ
- Infinity Pool
- Outdoor Bar
- Outdoor Kitchen
- Patio
- Sun Loungers

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EXTERIOR

- Tennis Court



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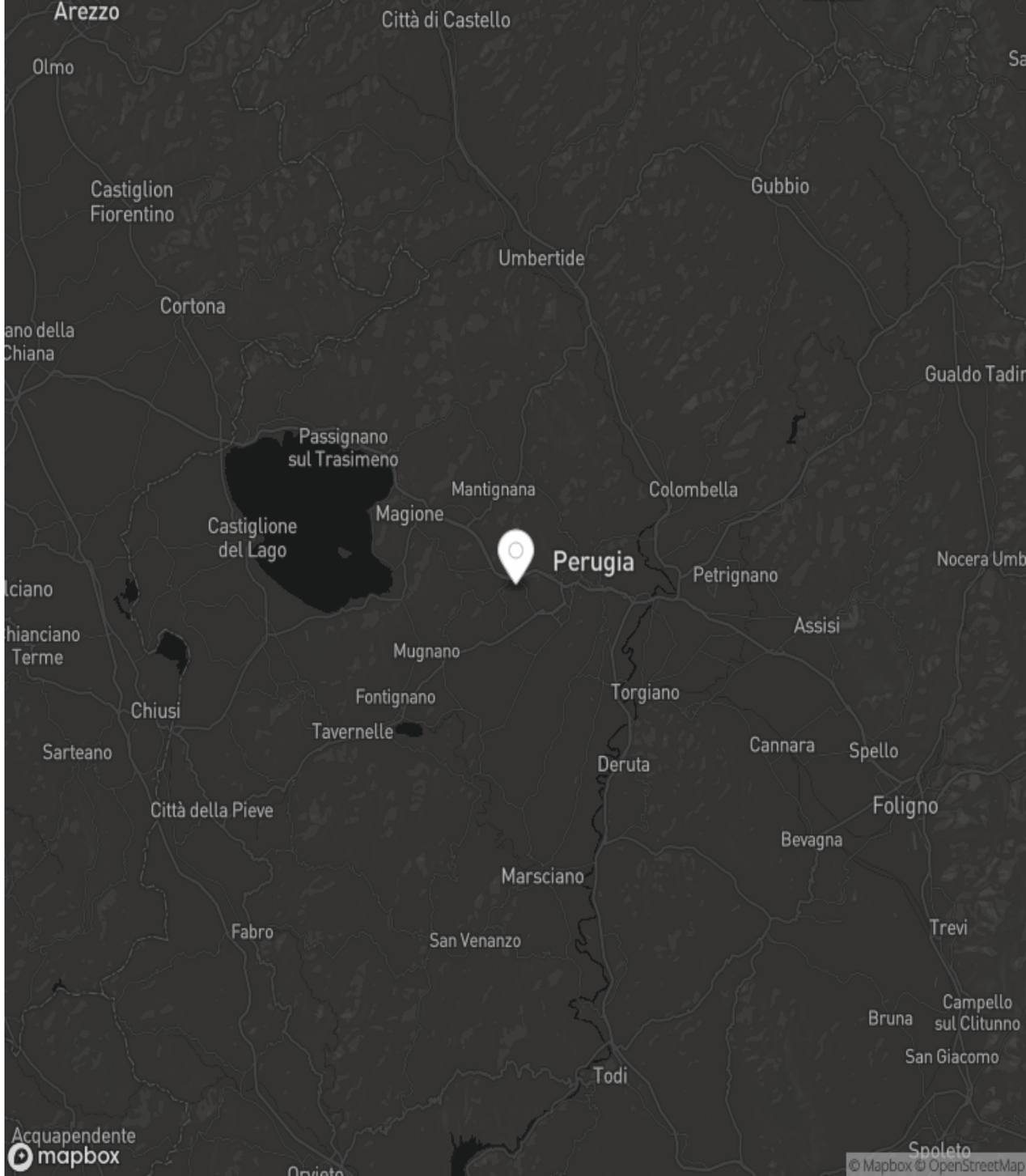
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UMBRIA

PERUGIA

"The green heart of Italy," the lush heartland of Umbria enchants with its landscapes brimming with saturated colors and pastoral splendor. This hidden gem is gradually emerging as a sought-after luxury destination, captivating discerning travelers with its distinct character and captivating surroundings. With its rolling hills, verdant vineyards, and ancient olive groves, Umbria exudes a sense of tranquility and timeless beauty. The region's rich cultural heritage is reflected in its charming villages and towns, such as Assisi, Perugia, and Orvieto, which boast architectural marvels and artistic treasures. Umbria's allure lies in its ability to cultivate a serene and romantic getaway away from prying eyes yet immersed in the cultural wealth of the heartland. Luxury travelers seeking authenticity and a time-forgotten pace of living have plenty to soak in with Umbria's legendary artisanal traditions and the warm embrace of its communities. As an up-and-coming luxury destination, Umbria promises an enchanting retreat where discerning visitors can discover the region's unspoiled beauty and immerse themselves in a truly indulgent experience.





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INCLUDED SERVICES

Every detail of your stay has been meticulously considered; each luxury home has a dedicated on-site team, including a steward, housekeeping staff, and field manager.

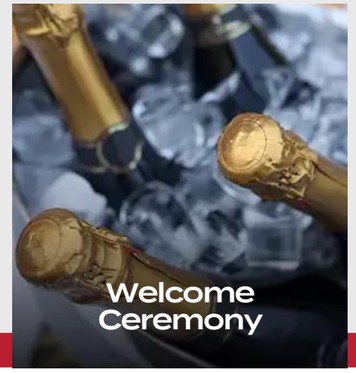




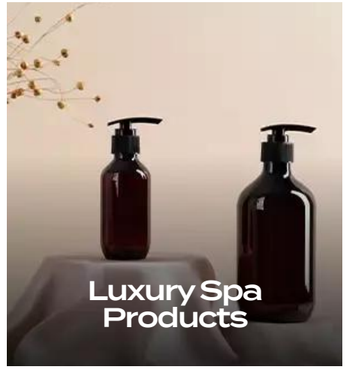










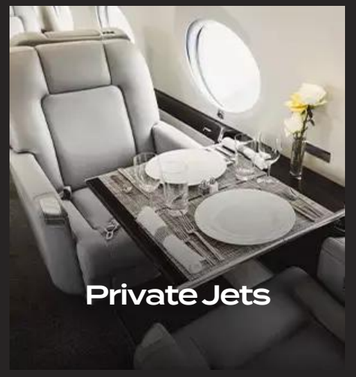


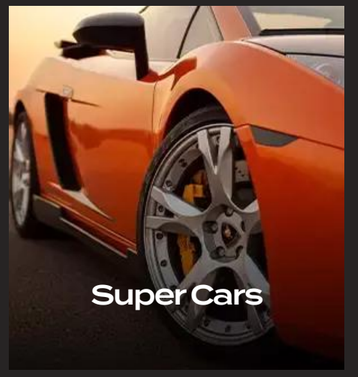
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ADDITIONAL SERVICES

To further elevate your stay, we offer additional services that include an on-site chef, pre-arranged chartered flights and yachts, access to exclusive establishments and events, and tailored experience packages.









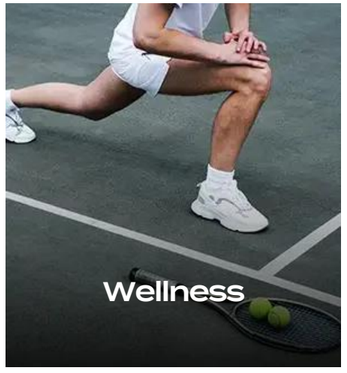


















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WHO WE ARE

LVH is the preeminent super home chartering company offering ultra-luxury homes in hundreds of global destinations. Each home in our collection is carefully curated to deliver the highest standard of quality and comes complete with a full-time steward, housekeeping & concierge access.
Our team will orchestrate the entire experience including in-home services, daily activities and travel logistics. LVH Domus, our invite-only membership, brings the same level of service to every day of your life. Endless possibilities await the most discerning families.



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CURATORS OF
IMMEASURABLE
MOMENTS

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