



BORGO DEL SOLE

In a verdant corner of Umbria, not far from Todi, this Borgo has it all: gorgeous view, to be enjoyed from the pool and from each single window, manicured gardens with old trees, history and charme are breathable in every stone of it!

PRICE	EUR 2.900.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main building is 889 sqm, including underground area. It is surrounded by 106 sqm of porch areas. The annex is approximately 118 sqm. The land around is approximately 17.000 sqm of mature garden, parking plot and fields.
RENTAL POTENTIAL	This property is currently used as an exclusive luxury relais. We are happy to provide more information about the possibilities to rent it as a single villa via Specia lUmbria's holiday rental portfolio.
SLEEPS	20
BEDROOMS	10
BATHROOMS	13
LOCATION	GPS: Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Borgo del Sole is a historic residence of great value: originally from the 1700s, it has been the residence of the important and noble families. The current owners fell in love with this property, carrying out a complete renovation finished in 2006. In 2019 all the bathrooms were redone. The best original materials were used, as well as all the most advanced anti-seismic consolidation and ventilation techniques with the presence of tunnels. The renew of the



property was eco-sustainable: most of the materials used in the construction were naturals, it has been installed a domotic system for the energy saving as well a system for rainwater collection.

The main house is spread over 4 floors, one of which is partially underground. On the ground floor there are all the living areas, while the two upper floors are dedicated to hosting 8 bedrooms of different sizes, but all with the same characteristics, such as en-suite bathrooms, wooden beams, terracotta floors, double glazed windows, and a lovely view! The cottage is currently used as a private residence, except for one room set at ground level for ease of access.

The garden all around is a real dream, with more exposed areas, and intimate corners. The variety of this splendid garden goes from centuries-old and valuable plants, to rose garden and typical mediterranean aromatic herbs. But one thing is certain: the view is enchanting from any point: or whether it is on the mountains and their charm, or whether it is on the vineyards present in that area.

Borgo del Sole is certainly the right property for those who want to carry out an hospitality business, since at the moment it is its main purpose carried out with great success; but also for those who wish to have a top quality property in a magnificent and peaceful place in Umbria.

LAYOUT

BEDROOMS

In the main house there are 8 bedrooms, all en-suite. In the annex there is a bedroom with access from the ground floor and another bedroom in the small apartment present in the cottage.

BATHROOMS

All the bathrooms have beautiful hand-painted tiles. All the bathrooms have large showers, and in two there are also bath tub.

KITCHEN

There are two kitchens present on premises. The main house is equipped with fully professional steel kitchen with separate area for washing up. There is also a small lift connected to the underground floor. In the cottage there is small fully equipped kitchen.

LIVINGROOM

The living/dining room is directly connected to the kitchen and to the outside area. Gorgeous terracotta tiles and beautiful arches provide a very cosy sense, enhanced also by the large fireplace. The living area is connected to a large sitting area, currently used as restaurant, with amazing views and to be enjoyed also during winter time thanks to the glasses that close up the area. On the first floor there is also another sitting lounge with large fireplace. The cottage is equipped with a small sitting area, with fireplace.

OTHER ROOMS

The main house has a large underground area, where there is laundry room, technical area and pantry. This part of the property has also access from outside, therefore is reached by plenty of natural light. The other part is made up by a large dining room for cold nights with large fireplace and wooden beams, a wine tasting room, a small powder room and small gym. In the cottage there is also a small warehouse used as an office.

FACILITIES

OUTSIDE

The property is amidst approximately 17.000 sqm of all fenced-in land, divided into mature gardens with irrigation. There is also a large carport, with dedicated area to electrical car charge; the bowling pitch is close to a small pergola with bbq. Fields and vegetable garden complete the picture. There are also 120 olive trees producing an average of 140 lt of excelent olive oil. The 18m x 8m heated infinity swimming pool is with roman stairs and light blue liner enjoys beautiful views onto Perugia, Todi and Appennines. Underneath the pool there is a large



technical room with natural air circulation and a large warehouse to store summer equipment.

TECHNICAL

Electricity, mains water as well as 2 water wells and a 8.000 lt cistern, water softener; main house is equipped with fan coils for heat and cool air; automatic gate, alarm system, video surveillance; double-glazed windows and mosquito nets; charge for electrical cars.

ENERGY

B+C

OTHER FEATURES

DIRECT ENVIRONMENT

Access to the property is via the tarmac road, easy to be found and in a very quiet area. Privacy is granted.

NOTES

Furniture and accessories to rent out are included in the asking price, beside a list of personal object and furniture not purchasable. The property is owned by a company. It can be purchased through the acquisition of the shares of the company. In case of buying the company, there are available further 400 sqm of buildable allowance. Please enquire for more photos, the exact location of the property as well as other details.

SURROUNDING

TRAVEL

Airports: Perugia 40 km, Ancona 146 km, Rome Fiumicino 170 km, Florence 197 km.

DISTANCES

Todi 16 km, Perugia 35 km, Lake Trasimeno, Bevagna

and Montefalco 40 km, Assisi 44 km, Orvieto 50 km, Spoleto 63 km, Rome 135 km, Florence 175 km.

LEISURE & ACTIVITIES

A golf course is in Ellera Umbra (40 km) at Golf Club Perugia (18 holes).







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