



CASA GEA

This wonderful estate is made up of two farmhouses that have been carefully and tastefully renovated, two private outdoor pools, a gym and badminton court, beautiful gardens and an olive grove.

PRICE	EUR 2.650.000
SALES CATEGORY	ready to move in
DIMENSIONS	The estate is made up of two farmhouses. The larger one includes a small separate apartment and measures approximately 430sqm in total. The second building is divided into three independent units, two of which are twin one bedroom apartments. The total size of this building is approximately 230sqm. The land surrounding the properties measures approximately 5.1 hectares.
RENTAL POTENTIAL	Currently, only part of this property is available to rent. We are happy to provide more information as to how it could be included for rent as a single villa in Special Umbria's holiday rental portfolio.

SLEEPS	16-18
BEDROOMS	8
BATHROOMS	9
LOCATION	GPS: 42.999776,12.509947 Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Casa Gea is a stunning country estate surrounded by olive groves, vineyards and the rolling Umbrian hills. There are magnificent panoramic views that include an uninterrupted view of Assisi – a UNESCO World Heritage Site.

The estate consists of two farmhouses set in private gardens, each with its own separate outdoor pool. The villa was probably rebuilt at the end of the 1700s on an earlier Benedictine settlement dating back to the 1200s. Both properties have been sensitively renovated in 2016 and 2020, with the latest renovation in 2024, retaining original features such as cotto floors, exposed stone walls and chestnut roof beams. There is a sense of elegant yet cosy grandeur thanks to the large archways that link the ground-floor rooms, the graceful flow of space and the new picture windows that enhance the building by bringing the fabulous views up close.

Lush gardens surround both the outdoor pools (the one in the Villa was built on 2004, while the other in the 2012) and there is an outdoor badminton court, an indoor gym, a stand-alone greenhouse that makes a whimsical sitting room, a small annex that is used as a laundry room and cloakroom, a carport and an amazing BBQ area.

Casa Gea would be ideal as a private retreat. Alternatively, it is perfect for anyone who is looking for a small agricultural business opportunity. The property is available for sale fully furnished and equipped – just right for those who are looking to move straight in.

LAYOUT

BEDROOMS

There are a total of four bedrooms in the first farmhouse: one on the ground floor with fabulous views through the picture window that takes up an entire wall. This room also has an en-suite bathroom and a private office; a second en-suite is on the same floor; while there are two more double en-suites on the first floor.

There is a extra bedroom in a separate apartment within the same building, currently unfurnished (kitchen and bathroom are present though). The second farmhouse contains three separate apartments, each with a double en-suite bedroom.

BATHROOMS

The bathrooms have large showers and are individually decorated, characterised by their different features.

KITCHEN

In the first farmhouse there is a large, bright kitchen, with a central island and a dining table, that opens onto the covered dining terrace. There is also a small first-floor kitchen that was formerly a bathroom and could easily be turned back into one again converting also the small dining room next to it into a bedroom. The apartment in this building also has its own kitchen. The second farmhouse has three kitchens: one each for apartment. The third one boasts a large picture window with incredible views. This is connected to a small pantry area as well as a mezzanine floor.

LIVINGROOM



The first farmhouse has a large sitting room with exposed stone walls, large archways that link the different areas of this fabulous space, cotto floor, beamed ceiling and a large fireplace on one wall in the middle part of the room. There is another spacious sitting room on the first floor which also has a fireplace. The second farmhouse's main unit, has the concept of partial open space, so the mezzanine areas, as well as two rooms on ground floor are fully dedicated to living areas.

OTHER ROOMS

The second farmhouse has reading areas and office space on its mezzanine level. A small private gym overlooks one of the two pools and there is a small annex with a laundry room as well as a small office/cloakroom. Separate technical rooms in the second farmhouse.

FACILITIES

OUTSIDE

Casa Gea sits in approximately 5 hectares of land that includes roughly 400 olive trees. Approached along a cypress-lined gravel drive there is plenty of parking, including a shaded car port for four cars. Each house enjoys a certain degree of privacy and their own lush gardens that are well stocked with interesting plants, trees and shrubs and an irrigation system. The grounds are part fenced (approximately 2 hectares) and each property has its own private pool. A badminton court lies between the houses, which is also equipped with night lighting, and next to it is a greenhouse that is currently used as a delightful sitting area. There is a very well-equipped barbecue area and shaded dining terraces.

TECHNICAL

Electricity is provided via a 10kw fotovoltaic system. Water, meanwhile, is on a mains supply and there is a well, a softener and an artesian well which also serves two underground reserve tanks with a 20,000lt capacity. There is a rainwater collection system in place, as well.

The Dependance is equipped with a centralized vacuum system with vacuum cleaner nozzles in every room.

Solar panels heat the water, there is air conditioning and heating throughout both houses and the pool has heating bypass too to add heating system.

The small apartment where the caretaker lived has heating system via LPG.

There is an electric entrance gate and the houses have double-glazed windows with mosquito nets on them.

The sewage is all conveyed into an Imhoff pit and subsequently filtered into oxygenator before being dispersed in the fields, as required by law and related authorization.

ENERGY

Class A1 - C - E

OTHER FEATURES

DIRECT ENVIRONMENT

Casa Gea is easily accessed from a tarmac road. The nearest town is Cannara, about 8km away.

NOTES

The asking price refers to the property in its current state, as described in this profile, and including almost all the furniture of the first farmhouse and art pieces, except for a small number of personal items and some artworks. Also garden equipment are included, as well as furniture of the two separate apartments. The furniture of the main apartment of the second farmhouse, are not included as well as art pieces.

SURROUNDING

TRAVEL

The nearest airports are Perugia [PEG] (21km); Ancona [AOI] (127km); Rome Ciampino [CIA]

(186km); Florence [FLR] (190km); Rome Fiumicino [FCO] (203km) and Pisa [PSA] (254km).

DISTANCES

Cannara (8km); Bevagna (12km); Spello (17km); Assisi (21km); Foligno (22km); Perugia (29km); Trevi (30km); Tavernelle (46km); Todi (47km); Lake Trasimeno (52km); Città della Pieve (62km); Gubbio (62km); Cortona (75km); Orvieto (79km); Montepulciano (89km); Siena (133km); Rome (173km); and Florence (175km).

LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is 52km away. For golfers there is an 18-hole course at Golf Club Perugia in Ellera Umbra (33km).







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