



## LA CANONICA

*La Canonica is a unique estate of historical importance. Its stunning location above the Nestore river is peaceful and private, with no light or noise pollution, yet it's just moments from the nearest village.*

PRICE	EUR 2.950.000
SALES CATEGORY	ready to move in
DIMENSIONS	The property comprises two farmhouses. The larger one is divided into three apartments and one storage room, and measures approximately 800sqm in total. The smaller farmhouse, which is divided into two apartments and a separate laundry room, measures approximately 320sqm in total. The land surrounding the property measures approximately 10.500sqm
RENTAL POTENTIAL	This property is currently rented in separate apartments. We are happy to provide more information about the possibilities to rent it as a single villa via Specia Umbria's holiday rental portfolio.

SLEEPS	26
BEDROOMS	13
BATHROOMS	13
LOCATION	GPS: 42.999586,12.255355 Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

La Canonica is an incredible place, not only because of its beautiful location on the brow of a hill surrounded by ancient fields and woodland, but also because the property itself has been so carefully restored, revealing unique and interesting details round every corner.

The estate is first mentioned in documents dating back to 1750 and from then until the middle of the 19th century the original farmhouse and most of the surrounding land belonged to Saint Peter's Benedictine Monastery in nearby Perugia. When Italy was unified, the farmland and buildings came under the control of the Fondazione Agraria, an agricultural foundation.

The second farmhouse was added at the beginning of the 20th century and La Canonica was a working farm until the last farming family left in 1982, after which it remained empty for many years.

La Canonica was listed as an Italian historical heritage building in 2005. The current owners fell in love with the estate and have spent 15 years transforming it, restoring the properties with passion and energy, honouring the integrity of the buildings and the land using local materials and

techniques, and renovating in as sustainable a way as possible through reusing and repurposing. The result is a harmonious blending of ancient and modern.

The buildings are split into five apartments – three in one and two in another – although one apartment in the larger farmhouse is yet to be finished. Each apartment has its own individual character thanks to original features such as three beautiful south-facing arched windows in what was originally a pigsty. In another apartment is a single pivoting 4m-high metal-framed glass door made by a local blacksmith for what was formerly a barn entrance and now leads from a sitting room to a terrace. The result is a graceful modernity that is found through honest design.

The apartments have private terraces and land immediately surrounding the property has been tamed to just the right degree, resulting in pretty gardens and pockets of surprise. A lower terrace provides a private setting for the 15m x5m rock-lined infinity pool which has undisturbed views across the valley and offers the perfect summer spot to look for shooting stars.

## LAYOUT

### BEDROOMS

There are currently 13 bedrooms spread over the two buildings: nine in the larger farmhouse and three in the other. Each of the bedrooms has unique architectural features and has been individually decorated using a unified colour palette that reflects the surrounding landscape. One of the bedrooms in what was formerly a pigsty is on the ground floor and has been designed with wheelchair access. There is scope to create further double or twin bedrooms by converting rooms that are currently used as an office or wardrobe.

### BATHROOMS

The apartments have en-suite bathrooms that are individually decorated and mostly traditional in



style but with modern fixtures and fittings, including high-performance showers. Some have a bath and there are guest WCs in the larger apartments.

## KITCHEN

In the larger building there are three kitchens, each with a central island, large pantry and big windows. In the second building, one apartment has a large kitchen that is open plan with the sitting and dining area while the other has a corner kitchen that opens onto the dining and living space. There is a pizza oven in the main house.

## LIVINGROOM

The living and dining rooms in the various apartments at La Canonica are individually designed but most share beautiful exposed stone walls and large open fireplaces.

## OTHER ROOMS

There is a separate laundry room that is accessible to all the apartments as well as an independent store room.

## FACILITIES

---

### OUTSIDE

La Canonica sits in approximately 1.5 hectares of private land and is surrounded by mature trees and woodland. The property is accessed via a private drive and there is parking for several cars. The beautifully landscaped garden is a delightful mix of more formally maintained areas, wisteria-covered pergolas, large trees that provide shade and small fields beyond. The infinity pool (15m x 5m x 1.4m) is lined in the same blue and grey stone as the surrounding terrace. Set at the perfect distance below the end façade of the larger building, it is sheltered on one side by the terrace wall while the other side offers stunning views over the fields to the wooded hills beyond. The nearby river provides a pretty soundtrack while also offering spots for wild

swimming. Next to the pool is a veranda, a small outdoor kitchen and a changing room with a toilet. Each of the apartments has a private terrace, perfect for al fresco dining.

## TECHNICAL

Both buildings are connected to a private well. The water is fine to drink and is used for irrigation as well and there is a large underground holding tank. The water is analysed yearly and there are two softeners.

The heating (both underfloor and radiators) and hot water in the smaller building is fuelled by LPG, while a wood pellet boiler is the heat source for the larger building.

## ENERGY

A4/G/G/G/G

## OTHER FEATURES

## DIRECT ENVIRONMENT

La Canonica enjoys total privacy and is located at the end of a 1.6km gravel road that is well maintained with fields on either side. The small village of Spina is 3km away and has a mini supermarket, a chemist, a bar, a bank and a butcher.

## NOTES

The asking price refers to the property in its current state, as described in this profile. Most of the furniture and interiors pieces are for sale by separate agreement with the vendor. All short-term rental commitments that are current or have already been booked must be respected by both vendor and buyer.

## SURROUNDING

---

### TRAVEL





**Air** The nearest airports are Perugia [PEG] (32km); Florence [FLR] (172km); Rome Ciampino [CIA] (176km); Rome Fiumicino [FCO] (192km) and Pisa [PSA] (236km). **Train** The nearest international train station is in Perugia (18km) where car hire is available. **Road** The E45 exit closest to the property is at Collepepe, 18km away. **Road** The E45 exit closest to the property is at 18KM, exit Collepepe

## DISTANCES

La Canonica is close to several towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Marsciano (9km); Perugia (15km); Spoleto (17km); Tavernelle (17km); Castiglione del Lago (33km); Città della Pieve (33km); Todi (36km); Assisi (48km); Cortona (56km); Montepulciano, which is famed for its wine (56km); Orvieto (70km); Gubbio (72km); Siena (116km); Rome (163km); and Florence (191km).

## LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is just 34km away. For golfers there is a choice of 18 holes at Golf Club Perugia in Ellera Umbra (18km), or a 9-hole course at the Lamborghini Golf Course in Panicarola (25km).









Please check this profile on our website for more pictures. Thank you.