



PIAZZA

*Piazza feels like a real cosy home.
All is here to give you a maximum
of comfort!*

PRICE	EUR 465.000
SALES CATEGORY	ready to move in
DIMENSIONS	The private apartment measures approximately 135 sqm including the terrace. The private garden is approximately 274 sqm large; another approximate 337 sqm of shared areas amongst lawns are located near the pool area.
RENTAL POTENTIAL	This property has been part of Special Umbria's holiday rental portfolio. Please do not hesitate to reach out on rental potential for this property.
SLEEPS	4
BEDROOMS	2
BATHROOMS	1

LOCATION GPS: 42.965873,12.102806
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

In Piegaro, on the border with Tuscany and near Lake Trasimeno, Piazza is part of a large traditional country house divided into 4 units. Piazza is positioned in the centre part of the building with a spacious garden and lounge corner and wonderful views over the valley. There is also the covered terrace with dining table. Your privacy is guaranteed here!

The building is beautifully positioned with the most wonderful views towards Tuscany. The large swimming pool (6 x 12 meters) just below the house is overlooking a beautiful vineyard of a neighbouring property. The pool is only shared with apartment Pazzo, positioned next to Piazza.

Piazza consists of 2 bedrooms with open space bathrooms as part of the bedrooms, and a separate toilet. Downstairs there is a cosy style living/cooking area, with comfy sofa and chairs and a well equipped kitchen.

Old looking furniture is combined with modern design and industrial and modern lighting. Old wood has an important role in the entire design, as well as color, which will be found in the fabrics you will see all around the apartment.

The building is dominantly positioned halfway an important hillside near Lake Trasimeno. Enjoying spectacular vast views to Tuscany (Montepulciano).

The small medieval town of Piegaro is only 2 kilometers away where the A1 Motorway (Rome-Florence) is only 20 minutes car drive.

Piazza was built under project management by SpecialUmbria and finished in the years 2011-2012.

LAYOUT

BEDROOMS

The 2 bedrooms are located on the first floor, and they each boost a resin shower and separate sink.

BATHROOMS

Every bedroom has a walk-in resin shower and a sink. All fittings are latest design. Serving both bedrooms, located on the first floor, there is a separate toilet, with WC, bidet and sink.

KITCHEN

The kitchen is made in local style, with old wooden doors and marble top. The room is part of the living area and has direct access to the large terrace.

LIVINGROOM

The living area has a comfortable sofa and comfortable armchairs, recolored blu carpet and nice industrial lightning. Recently installed wood burning stove, to create the perfect atmosphere and support the heating provision.

OTHER ROOMS

A separate technical/storage/laundry room is on the lower level where the garden as well as the pergola shaded lounge area is. In this room all technical equipment as well as the washing machine and dryer are available.

FACILITIES

OUTSIDE

Piazza shares the (non heated) swimming pool with the apartment close to it. Private lawn with edge to grant privacy is part of the property. On this level one also finds a pergola shaded private terrace. Outside stairs connect the private garden and pergola area with the large panoramic terrace. Two large glass doors from the living room open to this large cotto tiled terrace where one finds a porch for dining al fresco, as well as an open air lounge area. Piazza shares the parking place in the front of the building with other 3 units.

TECHNICAL

The property is connected to comunal water and sewage, electricity and gas (GPL) supply as well as a condominial system of irrigation water supply. The property benefits from the production of electricity via a condominial photovoltaic system. All electrical and hydraulical installations (including heating system, water softener, water pressure and full automatic garden irrigation systems) are all in optimal condition. A new solar panel has been added in 2023, and throughout the property there is underfloor heating and cooling system. New extraction hood has been added to the kitchen in 2023.

ENERGY

Class C

OTHER FEATURES

DIRECT ENVIRONMENT

Piazza and its direct neighbours are part of a small quiet neighbourhood in the countryside with high quality private houses and villas, each tucked in lush gardens and olive groves.

PROPERTY MANAGEMENT

SpecialUmbria is available to offer a full set of property management services.

NOTES

The property is for sale against the asking price as described in this profile, including majority of the present furniture and decorations; a list of (personal) items that are excluded from the sale is available upon request.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (40 km) with flights from Rotterdam Airport (Transavia) and Brussels (Ryanair) and London (BA and Ryanair); Rome Fiumicino (190 km) and Ciampino (175 km) International Airports and Florence International Airport (165 km); nearest A1 Motorway exits are at Fabro (22 km) for Rome and exit Chiusi (25 km) for Florence; international train station of Chiusi (22 km) also hosts car rentals.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (45 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (105 km), Florence (145 km), Perugia (35 km), Gubbio (80 km), Todi (60 km), Orvieto (50 km), Spoleto (95 km), Montefalco / Bevagna (85 km), Deruta (50 km), Assisi (55 km) and of course Rome (170 km).

LEISURE & ACTIVITIES

Ideal for long walks directly from the property. Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (16 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).







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