



## UBALDO

*Exposed antique chestnut beams used throughout and original terracotta floor tiles make Ubaldo a dream property for those looking to become part of a small community without giving up the countryside dream.*

PRICE	EUR 330.000
SALES CATEGORY	ready to move in
DIMENSIONS	Indoor area: app. 190 sqm; Private garden: 177 sqm Shared Swimming pool; Shared tennis court; Agricultural land: shares on approx. 171.000 sqm of land in shared ownership.
RENTAL POTENTIAL	This property is currently not part of Special Umbria's holiday rental portfolio. Please do not hesitate to reach out on rental potential for this property.
SLEEPS	6
BEDROOMS	3
BATHROOMS	3
LOCATION	GPS: 43.287035,12.596627 Scan the picture below with a suitable smartphone or tablet computer:



### INTRODUCTION

Ubaldo is a spacious three-bedroom property which looks towards the neighbouring hillsides. It has a private paved outdoor area, with also a covered area, which provides ideal shade on hot days and lovely views of. The accommodation is on three floors, with living on the ground floor and bedrooms on the first and second floors.

The ground floor living is open plan with a kitchen/dining room, with french doors leading into the patio, in which the same original rustic feelings

are found. The picture is completed by a welcoming and cosy sitting area with fire place. The fire place is open on both sides of the kitchen and the living area. The kitchen is a modern Italian design with dining area, perfectly centered at the ground between the sitting area and the patio.

Throughout Ubaldo there is exposed stonework, antique chestnut beams and beautiful original terracotta floor tiles.

Ubaldo is part of a fully restored farmhouse, divided into privately owned units.

## LAYOUT

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### BEDROOMS

The master bedroom with king size bed and en suite bathroom is on the first floor. The second floor has two further bedrooms, each with twin beds and their own bathroom.

### BATHROOMS

All bedrooms have bathrooms en-suite.

### KITCHEN

The ground floor living is open plan with a kitchen/dining room. The kitchen is a modern Italian design with granite worktops and has a "look-through" fireplace, accessed also from the sitting room.

### LIVINGROOM

Large lounge with open fireplace, open plan fully fitted kitchen with appliances, dining room.

### OTHER ROOMS

Small pantry area under the stairs, with access from the living area and a storage at the first floor next to the bathroom.

## FACILITIES

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### OUTSIDE

In the private garden irrigated lawn is present. A patio area as well as a covered outdoor area are available, with access from the living room. Both the shared swimming pool as well as a shared tennis court are a small walk away, and parking space for cars is on the front drive. Part of the property consists also of shares in agricultural land.

### TECHNICAL

The house is connected to electricity, LPG for heating. Water is provided by a spring, with a pump connected to a 70.000 lt of capacity. Sewage system is by a septic tank and natural dispersion.

Heating is through radiators.

Double glazed windows with mosquito nets are present.

### ENERGY

Class G

### OTHER FEATURES

### DIRECT ENVIRONMENT

Ubaldo is part of a farmhouse divided into more private units.

The farmhouse is in an gated estate, located on a countryside tarmac road.

Each unit has private garden and separate entrance.

They share use of the swimming pool, tennis, parking plot and gateway.

### NOTES

The asking sales price refers to the property in its current state as described in this profile. Furniture is not included, but some of it can be purchased upon separate offer subject to acceptance. Ubaldo will be sold as a private residential unit with private garden, patio and shared ownership of the pool, tennis, common areas and agricultural land. In the estate there are other units available for sale. There are no condominium fees, but general outdoor maintenance fees. More maintenance work can be



agreed based on each one's wishes.

## SURROUNDING

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### TRAVEL

Perugia airport is 35km, Ancona airport is 94km, Florence Airport is 180km, Rome and Bologna airports are just under 250km.

### DISTANCES

Gubbio is 10km, Perugia is 35km, Assisi is 50km, Lake Trasimeno 90km, Orvieto is 110km, Arezzo is 96km, Florence is 195km and Rome is 205km

### LEISURE & ACTIVITIES

Antognolla golf is 40 km away near Umbertide. This Trent Jones course is a tough test of golf with a wonderful clubhouse and food. The course is very enjoyable. They hire clubs as well. The castle overlooking the course is being renovated by the four seasons group. For history Gubbio is 15 minutes away and dates back to the 11th Century. Wonderful town! Assisi and Perugia are less than an hour away. Orvieto, Todi, Spoleto and Spello are less than 2 hours away. Florence and Rome between 2 and 2 1/2 hours There are a number of Italian fashion outlets in Umbria, Tuscany and Le Marche. Umbria is very popular with foodies and there are a number of good food festivals, especially during the summer months.









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