



## TENUTA ASPROLI

*Tenuta Asproli is a luxurious property nestled in a stunning landscape with private heated pool, top-notch wellness area and tennis court*

PRICE	EUR 3.450.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main villa and technical room: app. 497 sqm; Car pergola and storage: app. 60 sqm; Guest house: app. 227 sqm; Wellness centre: app. 198 sqm; Horse box/equipment garage: app. 45 sqm; Town house: app. 141 sqm; Annex to the townhouse: app. 75 sqm; Private agricultural land: app. 6,6 hectares.
RENTAL POTENTIAL	Tenuta Asproli is currently part of Special Umbria's holiday rental portfolio. We would be delighted to continue renting out this property with the new owner. Please contact us for more details.
SLEEPS	16
BEDROOMS	8



BATHROOMS 8

LOCATION GPS: 42.7559194,12.3599259  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Tenuta Asproli is a large property not far from Todi that softly integrates all the bells and whistles of 21st century entertaining, while respecting its glorious position in the gently rolling Umbrian landscape.

The property includes four separate buildings: the original villa with swimming pool, the guesthouse, the spa with tennis court, and a townhouse closeby. The original 200-year-old tower and villa including the swimming pool have been sympathetically renovated in 2013-2015, retaining original features such as the sculptured tile and beam ceilings, with the addition of lots of squishy sofas, warm colours reflective of the landscape, and modern design touches. There is one en-suite double for guests on the first floor.

The guesthouse is 500m up the hill of the villa and was built in 2017-2019. It has been cleverly designed, using local stone, to reflect the lines and shapes of the older building. Inside, soft colours, local materials and lots of comfortable spaces are perfectly put together. The ground floor has four en-suite double or twin rooms where the first floor has one en-suite double room.

The spa is in its own building and is the star of the show: understated, tasteful and yet fabulously indulgent, it even includes a gym and a beautiful

living room with a fireplace and vast glass doors with views over a terrace, the tennis court and the hills beyond. This entire area was newly realised in 2017-2019.

Much of the cooking and entertaining at Tenuta Asproli takes place outside. The terrace next to the kitchen is well equipped for cooking and guests have a choice of terraces for lounging and dining.

A separate two storey restored townhouse can be found at approximately 500 meters distance from the main villa area, in the Medieval hamlet of Porchiano.

The property is brilliantly placed for exploring some of Umbria and Tuscany's most celebrated vineyards and hilltop towns.

## LAYOUT

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### BEDROOMS

There are eight double or twin bedrooms of which seven en-suites, all with air-con. Three of these are in the original villa (all double beds), while the other five are in the guesthouse (4 double bedrooms and 1 twin bedroom). With wooden ceiling beams and rich, tonal colours, the rooms are welcoming and deeply comfortable. In the original villa a dressing room can be converted to an extra bedroom.

### BATHROOMS

The en-suite bathrooms are traditional in style but with modern fixtures and fittings including high-performance showers. There is a bath in the master bedroom. Two bedrooms in the guesthouse share a bathroom.

### KITCHEN

The original villa has a beautiful kitchen with a beamed ceiling, a restored stone fireplace and a sleek run of modern stainless steel units along one wall. Expertly equipped, including two ovens and a linear four-ring gas hob, it is perfect for smaller groups to cook. The guesthouse has its own small



kitchen – one oven in a similar run of units along one wall of the spacious living room, this time in blond wood. For most of the year, the terrace outside the kitchen is the favoured cooking spot, where a big gas grill and a large, state-of-the-art Egg BBQ offer enough space for everyone to congregate, cook and dine, with the incredible view as the backdrop and a pizza-oven.

## LIVINGROOM

The original villa has a large living room with a cosy country house vibe to it mixing stone arches, a beamed ceiling and vast, comfy sofas. A soft blend of old and new includes designer chairs and an open fireplace, a pair of French windows to outside and modern lighting, antique cupboards and a metal-legged coffee table. The clever mix of natural colours and tactile materials make this elegant room a perfect place to relax. The dining room in the original villa is a sophisticated affair with an original embellished cotto and wood-beamed ceiling, modern chrome pendant lights and magnificent views across the valley. On the first floor of this house, there is also a further living area, more conceived also as a passage hall, but large enough to host a private office and library. The guesthouse has a large living room with a big open fireplace, chairs, sofas and three sets of French windows with views down to the original villa. Another large living room with fireplace is present in the SPA outbuilding, boasting very large french window creating the perfect connection with the outside.

## OTHER ROOMS

The jewel in the crown of this fabulous property is the spa. Located next to the guesthouse, the views alone are incredible, matched by the interior that rivals that of any top-end hotel. A spacious comfortable living room with an open fireplace and a corner sofa has views through critall-style glass windows to the terrace and tennis court. Plants bring the outside in and the facilities match the high level of design. Features include: a sauna, a Turkish hammam, a marble cold water plunge pool and a well equipped gym. There is a Jacuzzi next to the

tennis court. On the top floor of the main house, there is a further wellness area with shower, turkish bath and sauna.

## FACILITIES

### OUTSIDE

Tenuta Asproli is approached by a gated private drive and sits in approximately 6.6 hectares of fenced land, surrounded by mature trees. There is a carport and trees provide further shade for parking. The beautifully landscaped garden is a happy mix of formal beds, banks of lavender, iconic cypresses, olive trees and wilder areas. The chlorine-free heated swimming pool (12m x 4,5m x 1,50-1,75m) sits at a perfect distance below the original villa, sheltered on one side by a terrace wall and enjoying stunning views over the rolling hills on the other. There is the exclusive use of a smashcourt tennis court beyond the spa, a volleyball court, table tennis, and boules. Next to the spa and tennis court there is a large dining terrace, while the main dining table is under a veranda at the original villa, with another dining table on the side of the same villa, giving guests a choice of the best views at different times of the day. The terrace next to the kitchen has a large gas grill and an BBQ, making outside cooking for 12 easy and relaxed.

### TECHNICAL

All technical systems of the entire estate are in optimum state: A/C is present, as well as under floor heating system. The house is equipped with alarm and security system, electric gate and sound system.. Both buildings are connected to mains water and a well is present too for irrigation. Softener is present. LPG provides for heating and hot water.

### ENERGY

In phase of definition

### OTHER FEATURES



## DIRECT ENVIRONMENT

Tenuta Asproli is very privately positioned, with all neighbouring houses at comfortable distance. The hamlet of Porchiano where the private townhouse (part of the estate) is located, is a few hundred meters away.

## NOTES

The mentioned price refers to the last asking sales price for the entire real estate complex in its conditions as described in this profile, including all present inside and outside furniture, art and other moveable assets (except for personal belongings) before it was committed to be sold by mid February 2023. All presently and future taken short term rental commitments are and will be respected by both selling owner and buyer.

## SURROUNDING

### TRAVEL

Air The nearest airports are: Perugia [PEG] (44km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Rome Ciampino [CIA] (145km); Rome Fiumicino [FCO] (163km); and Florence [FLR] (208km). Train The nearest international train station is at Orvieto (30km) Road The E45 exit closest to the property is at 10KM, exit Todi

### DISTANCES

Towns and cities Tenuta Asproli is close to several towns and cities in Umbria and Tuscany, including: Todi (8km); Montefalco/Bevagna, known for its wine (38km); Foligno (46km); Deruta (33km); Orvieto (30km); Perugia (49km); Assisi (60km); Spoleto (50km); Siena (145km); Rome (140km); and Florence (185km).

### LEISURE & ACTIVITIES

The property has a stunning outdoor pool, a clay tennis court, a boules area, table tennis and a spa that you will be reluctant to drag yourself away from. If you do, there are beautiful walks and bike rides in the surrounding area. For keen golfers, there is an 18-hole course at Golf Club Perugia in Ellera Umbra (56km) while Lake Trasimeno with its beach and water-sport facilities is just over an hour's drive away.





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