



AVORIO

Avorio, with its infinity swimming pool and dramatic view onto the hills, is the perfect retreat for those who seek a countryside lifestyle, not far from beautiful towns of Umbria and Tuscany

PRICE	EUR 2.100.000
SALES CATEGORY	ready to move in
DIMENSIONS	Inside: approximately 500 gross sqm + approximately 700 sqm of outbuildings (to be restored)+ outside: approximately 10 hectares (100000 sqm) of land one of those is cultivated as a vineyard
RENTAL POTENTIAL	This property is currently not available for short term rentals.
SLEEPS	14-16
BEDROOMS	8
BATHROOMS	8



LOCATION GPS: 42.923973,12.020356
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Avorio is a superb 527 sqms property on three levels finely restored to a high standard, surrounded by a splendid lawn and flowers.

It's located on a pleasant and very panoramic position overlooking the beautiful Umbrian hills and very close to the charming little Renaissance town of Città della Pieve, situated right at the Tuscan border.

It has been restored in 2009 at the highest standard, and with its stone exposed walls, fully respecting the style of the area, preserved with great care also thanks to beautiful features such as wooden floors of beautiful old oak and ceilings with chestnut beams and terracotta tiles.

Avorio can accommodate up to 14 people and is composed of three floors.

Currently on ground floor: there is an entrance through an attractive arched porch, original walls and arches of brick and stone, vaulted ceilings and rustic floor tiles. It is divided into an ample living area to relax and read with stereo, tv sat and a fireplace, a sofa and 2 armchairs. There is also the kitchen and a large table, 2 bedrooms and 2 bathrooms with showers.

The first floor is characterized by a loggia with a beautiful panoramic view of the surrounding countryside. There is living area and a kitchen. There are 3 bedrooms and 2 bathrooms on this floor. In the living room there is tv sat and a fireplace also.

This floor is characterized by a large loggia with a beautiful panoramic view of the surrounding country side.

The top floor boasts a large lounge area and there are 2 bedrooms with 2 bathrooms. There is also a full equipped kitchen.

All the windows have fly screens.

Avorio is located in a panoramic position, overlooking the beautiful hills of Umbria and Tuscany. Very close to the historic town of Città della Pieve, situated right at the Tuscan border, where one can experience traditional life as well as admire the works of the painter Pietro Vannucci, otherwise known as Perugino. Close to the main house, there is a pergola, overlooking the valley and the vineyards, with barbecue and pizza oven.

The stunning infinity-pool is situated in a sunny position in the middle of a vineyard

LAYOUT

BEDROOMS

3 bedrooms with en-suite bathrooms on the ground floor; 2 bedrooms with en-suite bathrooms and 1 bedroom on the first floor; 2 bedrooms with en-suite bathroom on the second floor.

BATHROOMS

All the bathrooms have showers and fine tiles and sanitary equipment.

KITCHEN

Currently there are 3 kitchen present in the house: one for each floor

LIVINGROOM

Large living rooms present on each floor.

OTHER ROOMS

The property has several outbuildings that are located in the near vicinity of the main house. Some



of these need to be fully restored. There is also an extra buildable allowance.

FACILITIES

OUTSIDE

The swimming pool is located in a carefully manicured garden 50 meters from the villa. It measures 15 x 5 m, with a depth of 1, 30 m. The area bordering the swimming pool is terracotta pavement. Garden and lawn all around the property, with flowers and large trees.

TECHNICAL

Well for water supply for garden and pool. Communal water for the house. LPG tank present. Central heating system by fan coils. Technical predisposition to install AC units.

ENERGY

Class G

OTHER FEATURES

private pool, central heating

DIRECT ENVIRONMENT

Some houses are in the neighborhood, all in the same style, but all are at suitable distance to grant 100% privacy

PROPERTY MANAGEMENT

SpecialUmbria looks fulltime after this property.

NOTES

The mentioned price refers to the last asking sales price before the property was sold in its current state as described in this profile.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (53 km), Rome Fiumicino (185 km) and Ciampino (170 km) International Airports and Florence International Airport (155 km); nearest A1 Motorway exit is at Chiusi (14 km) for Florence and Rome; international train station of Chiusi (10 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 (35 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (94 km), Florence (132 km), Perugia (43 km), Gubbio (88 km), Todi (75 km), Orvieto (48 km), Spoleto (102 km), Montefalco / Bevagna (94 km), Deruta (58 km), Assisi (64 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).











