



BELLARIA

The old-school charm of this large farmhouse melds beautifully with 21st century comfort and design. The deep heated pool, brick arches, repurposed materials and beautiful styling put the cool into retro.

PRICE	EUR 2.350.000
SALES CATEGORY	ready to move in
DIMENSIONS	The house measures 444 sqm, where the separate storage is another 32 sqm. The surrounding private court is 3.430 sqm. All measurements are approximate.
RENTAL POTENTIAL	Bellaria is currently part of Special Umbria's holiday rental portfolio. We would be delighted to continue to rent out this property with the new owner, so long as the quality and style of the villa remain similar or better. Please contact us for more details.
SLEEPS	10-12
BEDROOMS	5
BATHROOMS	5



LOCATION GPS: 43.101083,11.941833
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Following a thorough restoration and redesign in 2016 by the Special Umbria team, the cotto floors and wooden beams of red-brick Bellaria were brought bang up-to-date with carefully sourced furniture and artwork. The generous proportions and the modern interiors combine to create a perfect property to share with friends and family. The five spacious en suite bedrooms, the generous reception rooms and the high-tech kitchen are all elegantly styled and perfectly equipped. There is floor cooling throughout for long, hot summers, as well as a wood-burning stove for the cooler months. Ideally located close to Lake Trasimeno, as well as an indulgent glut of stunning medieval towns and villages, making its location truly strategic.

LAYOUT

BEDROOMS

At the ground floor: the super-king size double with en suite shower has private access to the garden. The corner sofa in the TV room can be converted into two single beds.

At the first floor: the spacious master bedroom has a super-king size bed, sofa and desk and access to the large terrace with a seating area and dining table. The en suite has a separate shower and bath. There are two further king doubles on this floor, as well as a twin room, all with en suite shower rooms. All the

rooms have high-beamed ceilings, cotto floors and deeply comfortable mattresses.

BATHROOMS

All the bedrooms are en suite. The showers have resin floors and walls, while the basins are backed with beautiful artisanal tiles.

KITCHEN

The kitchen at Bellaria is at the heart of the house, looking out over the garden and pool from the two large arched double doors. With soft, muted colours, top-of-the-range equipment and a sleek design with a central island. There are two dishwashers and 2 fridges of which one is an American style one with ice cube maker.

LIVINGROOM

The clever interior styling at Bellaria makes the most of the large spaces, retaining a cosy feel while ensuring there is enough room for all. The main living area has a vast, lounge-style corner sofa, comfortable armchairs and stylish floor pouffes. The modern woodburning stove keeps things cosy in the cooler months. The light-filled dining room, just a couple of steps from the kitchen, has a large oak table that comfortably seats 12, while round the corner is the library and TV room.

OTHER ROOMS

On the ground floor there is a laundry room with a washing machine and tumble dryer.

FACILITIES

OUTSIDE

As with the interior of the property, the garden mixes old with new to great effect. The elegant heated pool has a paved surround backed by lavender beds, with sun loungers and parasols and views across the lawn to the fields and hills beyond. The swimming pool measurements are 12 x 6 mt and



depth between 1,50 to 2,50 mt. A wisteria-clad terrace in the middle of the house's rear façade enjoys the same views and is an ideal spot for al fresco meals with a dining table for 12 and a Weber BBQ.

TECHNICAL

The property is connected to electricity and water mains. There is also a well to support irrigation system. Solar panel for hot water is present too. Heating and hot water are mainly produced by heat pump. Another heat pump on the roof is for AC, that is present in the bedrooms; and another one is in the garden for pool heating. Underfloor heating and cooling system throughout the property.

Softener present.

LPG tank is present too for the kitchen and to support if needed sanitary hot water.

Video cameras outside, that can be connected to an APP.

ENERGY

Class A1

OTHER FEATURES

DIRECT ENVIRONMENT

The access road runs along the front of the house but is rarely used by other traffic. The property is fenced and the parking area is inside the gate.

PROPERTY MANAGEMENT

Bellaria is currently under exclusive SpecialUmbria property management whole year through. Upon the sale of the property this full service may be continued in combination with short term rentals.

NOTES

The property can be sold with all the furniture inside and outside beside few personal items. The property is also currently available for short-term

rent where all confirmed bookings must be respected by both the vendor and the buyer.

SURROUNDING

TRAVEL

Air The nearest airports are: Perugia [PEG] (53km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (140km); Ancona Marche [AOI] (165KM); Rome Ciampino [CIA] (192km); Pisa Galileo Galilei [PSA] (201km); and Rome Fiumicino [FCO] (207km). **Rail** The train station at Terontola (12km) is ideal for direct journeys to Rome, Florence, Arezzo and Perugia. **Road** The A1 motorway exit closest to the property is Castiglione del Lago (10km; N75/E45).

DISTANCES

Bellaria is close to several towns and cities in both Umbria and Tuscany, including, Castiglione del Lago (10km); Montepulciano (15km); Perugia (48km); Deruta (60km); Arezzo (66km); Assisi (68km); Orvieto (71km); Siena (77km); Gubbio (82km); Cita di Castello (83km); Todi (85km); Montefalco/Bevagna (97km); Spoleto (120km); Florence (125km); and Rome (179km).

LEISURE & ACTIVITIES

Lake Trasimeno, with its beach and water-sport facilities, is a short drive away (10km). For keen golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola or 18 holes at Golf Club Perugia. Antognolla Golf club an 18-hole course, one of the best of Italy (48km)







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