



## CASA ALAIA

*A wonderfully comfortable family farmhouse with an authenticity that reflects its history and location.*

PRICE	EUR 1.150.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is 330sqm. The guest house is 143sqm, spread over two floors and connected by a spiral staircase, and the garage is 32sqm. The property sits in 5 hectares of private land. All measurements are approximate.
RENTAL POTENTIAL	This property is not currently part of our rental portfolio. Please ask for further details concerning property management and rental potential.
SLEEPS	8-10
BEDROOMS	5
BATHROOMS	4

LOCATION      GPS: 43.391388,12.138693  
Scan the picture below with a  
suitable smartphone or tablet  
computer:



## INTRODUCTION

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Casa Alaia is a pleasingly symmetrical, three-storey Umbrian farmhouse with a separate guest house, pool and vineyard. Tucked gently amongst the green rolling hills of Italy's heartland, and surrounded by ancient woodland and iconic cypress trees, there is charm round every corner.

The main house is a 17th century farmhouse, parts of which date back even earlier, and it was subject to a big renovation in 2006. A perfect confluence of atmosphere, style and colourful cosiness, Casa Alaia is a traditional country house with a sideline in whimsy. Large, shared spaces with beamed ceilings and big fireplaces, tiled floors, and a wide central staircase all contribute to the charming family feel.

The guest house occupies a separate building and is, arguably, the jewel in this particular property crown. Run as a successful B&B, a large open-plan room that opens to the pool is divided by graceful stone arches which zone the space into a bedroom, dining area and living room, with a large fireplace and a wood-burning stove. Downstairs is a cosy kitchen, a shower room and a storage room. The annex also houses the garage which has a separate entrance.

The property is immersed in nature and the garden includes a shaded dining terrace, a pool with a pretty brick surround and plenty of space that, while delightful as is, also offers scope for further

landscaping. The woodland includes an old pétanque court and the vineyard produces grapes for red wine.

Casa Alaia is a property with huge soul and one that enjoys the dual privileges of privacy and community. Surrounded by so much greenery it also has the convenience of being just moments away from Morra, a small village with basic provisions and amenities, making this property somewhere truly special.

## LAYOUT

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### BEDROOMS

There are currently four bedrooms in the main house, two of which share a bathroom. Two of the bedrooms are under the eaves – they have large beams and areas that don't have a full-height ceiling, imbuing them with character. Another under-the-eaves room is currently used as storage but could be converted into a further bedroom.

The guest annex has a large open-plan upper floor that includes the bedroom, although it is separated from the living area by a beautiful stone Norman arch.

### BATHROOMS

In the farmhouse, the shared bathroom has a bath and shower. There is a shower room on the ground floor that is in what is currently a laundry and technical room. There is a further small shower room next to the kitchen and a guest loo on the top floor. The guest house has a shower room on the lower floor.

### KITCHEN

The large farmhouse kitchen has a cotto floor, wooden ceiling beams, built-in units, double doors to the garden and a large fireplace with a raised wood-burning stove. There is a separate pantry. The guest house kitchen is on the lower floor with a fabulous old sink.



## LIVINGROOM

The main living room is on the first floor and has windows on three sides as well as a very large fireplace. The spacious sitting room in the guest house has a fireplace and is open plan with the dining room and bedroom but each are separated by big stone arches.

## OTHER ROOMS

On the ground floor of the farmhouse there is an office area as well as a laundry room. Outside, there is a shed, and a garage as part of the guest house but with a separate entrance.

## FACILITIES

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### OUTSIDE

Accessed via a private drive, the house is surrounded by private land, including a vineyard that produces red grapes. The 9m x 5m pool has a salt-water filter system. In the trees at the back of the house is an old terrain de pétanque and an outdoor shower.

### TECHNICAL

The property is connected to mains electricity and mains water. There is also a privately owned well. The radiators are fuelled by LPG (gas).

### ENERGY

Class: G

### OTHER FEATURES

### DIRECT ENVIRONMENT

The house is 1.6km away from the nearest village and the last 500m of the approach to the property is gravel and can be bumpy. Casa Alaia is surrounded by its own garden and woodland and has guaranteed privacy.

## NOTES

The asking price refers to the sale of the property in its current state, as described in this profile. Some of the furniture at the property is also for sale, under separate agreement.

## SURROUNDING

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### TRAVEL

Air: The nearest airports are: Perugia [PEG] (53km); Florence [FLR] (138km); Ancona [AOI] (156km); Pisa [PSA] (199km); Bologna [BLQ] (212km); Rome Ciampino [CIA] (235km); and Rome Fiumicino [FCO] (249km). Train: There is a train station in Trestina.

### DISTANCES

Casa Alaia is close to several towns and cities in both Umbria and Tuscany, including: Trestina (10km); Città di Castello (20km); Montone (20km); Cortona (29km); Arezzo (38km); Anghiari (44km); Gubbio (52km); Lake Trasimeno (54km); Perugia (54km); Assisi (68km); Montepulciano (68km); Siena (100km); Florence (120km); and Rome (221km).

### LEISURE & ACTIVITIES

Antognolla Golf Club - one of the best courses in Italy – is just 37km away.











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