



## CASA OBERON

*A magical atmosphere infuses this typical Umbrian farmhouse, combining the original features of a 19th-century property alongside modern comforts. Lush gardens all around and easy access make it a perfect destination throughout the seasons.*

PRICE	EUR 1.100.000
SALES CATEGORY	ready to move in
DIMENSIONS	The house is 405 sqm with a separate apartment of 90 sqm. Outbuildings: garage 39 sqm, storage 34 sqm and solarium of 18 sqm. The land included in the sale is 9600 sqm. All measurements are approximate.

**RENTAL POTENTIAL** The property is currently available on the rental market. We are happy to provide more information on how continuing the business and how it could be included for rent as a single villa in Special Umbria's holiday rental portfolio.

**SLEEPS** 10

**BEDROOMS** 5

**BATHROOMS** 5

**LOCATION** GPS: 43.038906,12.186478  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Nestled amidst the rolling Umbrian hills, Casa Oberon offers an atmosphere of peace and serenity in a scenic setting. The original farmhouse retains much of its historic charm, with beautifully preserved features such as an authentic bread oven, original facades, and characterful spaces. Lovingly cared for by the current owner for over 20 years, the home blends timeless history with modern comfort.

The property's rustic materials, exposed beams, and terracotta floors create an inviting atmosphere, reflecting its deep roots in the Umbrian countryside. The current owner has thoughtfully enhanced the house over the past two decades while preserving the essence of its history. Several features, including the swimming pool, were added by previous owners.

Surrounded by vibrant, lush gardens, the property is a true haven of natural beauty. The large garden surrounds the house and offers extensive and varied views of the surrounding Umbrian landscape,

making it an ideal setting for relaxing getaways.

The main house is ideal for social gatherings and comfortable living, offering spacious areas where original features contribute to its unique character.

Casa Oberon is divided into two separate units. The main house has 4 bedrooms and 4 bathrooms, a reading area, a large kitchen, a dining room, and two sitting rooms —perfect for family gatherings or groups of friends.

The cozy guest house offers a self-contained unit with a sitting room, fully equipped kitchen, a comfortable bedroom, and a private bathroom. There is also a private terrace.

## LAYOUT

### BEDROOMS

The property has five bedrooms: very spacious and all retain original features. They are on all sides of the farmhouse and there are great views from every single one of them.

### BATHROOMS

Bathrooms all feature either shower either tub, and the main bathroom has both. All the five bathrooms are different in style and materials.

### KITCHEN

Casa Oberon has two kitchens. The main one in the main house has windows on two sides, giving direct light both in the morning and the afternoon. The large kitchen is part of the main ground floor room and includes a small breakfast table. It is easily connected with the formal dining room. The separate guest house unit also has a kitchen, very well designed and spacious too.

### LIVINGROOM

There are several living areas at Casa Oberon. The main one is on the first floor, with several windows to add light, and a lovely fireplace to grant comfort

in autumn and winter time. On the ground floor there is also the large kitchen and dining area with columns, very old beams, and terracotta floor. This area has the kitchen on one side and the dining room on the other. The space is completed by two lovely reading corners. On the first floor there is also a very cosy small "salotto" with a large old fireplace. From this room, there is direct access to the old loggia. The separate guest house has a spacious sitting room with a fireplace, and large French windows, creating continuity with the space outside.

## OTHER ROOMS

On the ground floor there are three technical rooms. The AC units are housed here which means they are not visible from outside. There is also a laundry room/pantry on the first floor, under the loggia.

## FACILITIES

### OUTSIDE

The farmhouse sits right in the middle of the nearly 1 hectare plot of land. It is all maintained as lush garden, with mature trees. There is also a former fountain that has been closed. There are covered patios on the three sides of the property. The formal garden is located between the pool area and the bedroom with private entrance. On the property there are 200 olive trees in production. The "shallow" swimming pool is 11.5 x 4.8m with travertine paving all around and granite borders. There are also two car ports to complete the property.

### TECHNICAL

The house has mains electricity, well water and LPG. Water is also connected in a tank and then filtered. There is AC in all the bedrooms. There are two septic tanks for sewage. Some windows are already double-glazed. Mosquito nets present.

### ENERGY

Class G; F

## OTHER FEATURES

### DIRECT ENVIRONMENT

Fontignano is only a 5 min (not even!) drive away. Access is by a very well maintained gravel road.

## NOTES

The mentioned price refers to the asking sales price for the real estate property in its current state, as described in these particulars, excluding furniture, shortly before it was committed to be sold mid February 2025. The transaction was concluded with the support of our colleagues at Engel & Voelkers.

## SURROUNDING

### TRAVEL

Air The nearest airports are: Perugia [PEG] (35km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (152km); Rome Fiumicino [FCO] (200km); and Rome Ciampino [CIA] (190km). Train The nearest train station is at Chiusi (32km), where car rental is also available. Road The A1 motorway exits closest to the property are at Chiusi (32km) for Florence and at Fabriano (32km) for Rome.

### DISTANCES

Casa Oberon is within easy reach of several towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Perugia (25km); Castiglione del Lago (28km); Todi (48km); Assisi (49km); Cortona (51km); Montepulciano, which is famed for its wine (50km); Deruta (32km); Montefalco/Bevagna (55km); Gubbio (71km); Spoleto (85km); Siena (110km); Florence (152km); and Rome (174km).



## LEISURE & ACTIVITIES

There are beautiful walks directly from the property.

Lake Trasimeno with its beach and watersport facilities is 15 km away, while for golfers, there is an 18-hole course at Golf Club Perugia in Ellera Umbra (30km) or nine-hole Golf Course Lamborghini closer to home at Panicarola (21km).









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