



CASA VITTORINO

Beautiful property surrounded by wonderful view, a perfect place to relax!

PRICE	EUR 925.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main Villa: app. 192 sqm; Swimming pool: 12,5 x 4.5 sqm; Private agricultural land: 9.000 sqm including olive grove and garden around the house. The property consists also a further 15,3% on approx. 172.000 sqm of land in shared ownership.
RENTAL POTENTIAL	Casa Vittorino 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	6
BEDROOMS	3
BATHROOMS	4



LOCATION GPS: 43.284225,12.5887377
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

This very nice 3 bedroom single storey villa sits in the green hills near Gubbio and enjoys beautiful panoramic views. With a private swimming pool and a shared communal tennis court this is a perfect property to enjoy countryside lifestyle. The house has a high level design and also the outside is done in the best quality way. Built from scratch in 2010 and the pool added in 2011, Casa Vittorino, surrounded by its olive grove and fields, offers lovely views, comfortable house and perfectly designed outdoors.

The property spreads on one floor, making perfect for everyone, and each single room is very spacious and filled with light. Moreover, the handmade cotto tiles and the wooden beams, on top of large windows and french doors, give the house a cosy cottage style, perfect both for summer and autumn and winter too.

LAYOUT

BEDROOMS

The main bedroom boasts a seating area for 2 and a stone arch leading into the en-suite bathroom. All the bedrooms have cotto tiles and wooden beams.

BATHROOMS

All 3 bedrooms have bathrooms en-suite. The main

bedroom has a wonderful freestanding tin bath as well with a view over the valley. There is also a guest toilet.

KITCHEN

The modern kitchen is very spacious and it is characterized by high ceilings. The cotto tiles and wooden beam complete the picture of a very comfortable countryside kitchen with large french windows opening onto the outside

LIVINGROOM

Spacious and cozy living room with wood burner inserted in an old fire place. Kitchen and living area are connected by a brick arch passway.

OTHER ROOMS

Technical room under the pool, includes the laundry room.

FACILITIES

OUTSIDE

A garden terrace by the house is present with very mature garden. The private heated pool is 12,5 x 4.5 meters and 1,60cm deep. There is a shared tennis court a small walk away. There is parking for cars on the front drive. A small vegetable garden is present as well. Part of the property consists also of 120 olive trees, the 20% of it being very old, and also fruit and nut trees.

TECHNICAL

The water comes from a well within the estate, that is pumped to a large 10.000 lt. tank located under the carpark and then to the house. The water is treated by infrared light. LPG tank is present within the estate and Casa Vittorino is charged based on usage. LPG is used for heating system and hot water. The heating system is switched annually to air-con, that is present in each room.

The pool is heated by an air-source pump in the



underground cantina.

Sewage system is by a septic tank and natural dispersion.

Satellite internet service (Wi-Fi) and ABB electrical car charge outside (7kw). The house is fully fenced and an electrical gate gives access to it.

Private heating pool, air conditioning, wifi, central heating, barbeque.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

There is one house at the back of the property not compromising though the privacy to enjoy from it.

NOTES

The mentioned price refers to the last asking for the property in its current state excluding furniture as described in these particulars by end of October 2022 when it was committed to be sold. All short term rental commitments taken are and will be respected by the new owner who continues offering the property for short term rent. The possibility to extend the house with another approximate 45 sqm of habitable floorspace, pending approval by the Municipality, is under investigation.

SURROUNDING

TRAVEL

Perugia airport is 35km, Ancona airport is 94km, Florence Airport is 180km, Rome and Bologna airports are just under 250km.

DISTANCES

Gubbio is 10km, Perugia is 35km, Assisi is 50km, Lake Trasimeno 90km, Orvieto is 110km, Arezzo is 96km, Florence is 195km and Rome is 205km

LEISURE & ACTIVITIES

Antognolla golf is 40 km away near Umbertide. This Trent Jones course is a tough test of golf with a wonderful clubhouse and food. The course is very enjoyable. They hire clubs as well. The castle overlooking the course is being renovated by the four seasons group. For history Gubbio is 15 minutes away and dates back to the 11th Century. Wonderful town! Assisi and Perugia are less than an hour away. Orvieto, Todi, Spoleto and Spello are less than 2 hours away. Florence and Rome between 2 and 2 1/2 hours There are a number of Italian fashion outlets in Umbria, Tuscany and Le Marche. Umbria is very popular with foodies and there are a number of good food festivals, especially during the summer months.





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