



## CASAORO

*A delightful townhouse full of character and beautiful original features that includes a fabulous top-floor apartment.*

PRICE	Price upon request
SALES CATEGORY	townhouse
DIMENSIONS	Main house: 277sqm Independent apartment: 83sqm Garage: 33sqm Outdoor space: 73sqm Outbuilding in need of restoration: 100sqm Land next to the ruin: 325sqm All measurements are approximate
RENTAL POTENTIAL	
SLEEPS	10
BEDROOMS	5
BATHROOMS	4

## LOCATION

### GPS:

Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Casaoro, nestled in the village of the same name, is a beautiful property spanning four floors that was built in the local vernacular.

The main house occupies the lower three floors, with three bedrooms and two bathrooms upstairs, the living areas below and the garage and cellars on the ground floor. Full of traditional features such as fireplaces, beams, cotto floors, and even the original wine vats, it is a large yet cosy family home. A big terrace is partially covered by a bamboo pergola and provides a delightful space to dine and relax outside. There is also a small triangle of garden off the sitting room.

The top floor of the building is an independent, two-bedroom apartment with wooden floors, a large living area with a woodburning stove and doors to a private terrace with views of the nearby church. The apartment does not have a kitchen but there is plenty of space to install one.

Included in the sale is 325 sqm of private land with an outbuilding that is currently a ruin but, at approximately 100 sqm, makes an exciting renovation project. On the land an above ground jacuzzi or swimming pool may be constructed.

This is a house that has something that appeals to everyone and it is an easy journey into Perugia, a university town that houses the national gallery of Umbria, one of the richest art collections in Italy.

## LAYOUT

### BEDROOMS

The property has five bedrooms, three in the main house and two in the top-floor apartment.

### BATHROOMS

There are two shower rooms in the main house, one of which is en-suite, and a guest toilet on the same floor as the living room. The top-floor apartment has its own shower room.

### KITCHEN

The traditional built-in kitchen includes a working fireplace at counter height, with space underneath to store the wood, while wooden beams and a sealed brick floor add character. The laundry room and pantry lead off the kitchen.

### LIVINGROOM

Steps down from the main entrance to the house lead into the sitting room which, with windows on either side, including French windows that lead to a little garden space outside, mean the room is flooded with light. A second smaller sitting room on the same floor could also be used as an office, while bookshelves and a sofa serve as a library space on a large, sunlit landing. The dining room is wooden beamed with double half-glazed doors to the kitchen. The apartment on the top floor has a large, light-filled sitting room with an oak floor and a wood-burning stove, as well as access to a private terrace. While there is currently no kitchen, there is space to put one in.

### OTHER ROOMS

On the ground floor, big wooden doors span the arched entrance to the large garage which opens onto the small square in front of the property. It has a stone floor and is large enough for a car, and/or a motorbike and for use as a log store. Round the corner, an outside pizza oven sits next to the side



entrance that leads to the cellar. Here, the old wine vats are still in place, and the traditional wine cellar has an exposed stone wall. There's also an old-fashioned cucina where batch cooking would have taken place and that provides somewhere to keep home-made produce cool.

## FACILITIES

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### OUTSIDE

The main house has a large terrace accessed from the library landing. Big enough for both a dining table and a lounge area, it is partially covered with a bamboo pergola and in summer is the perfect spot for dining al fresco. The top floor apartment has its own private terrace overlooking the church. There is a small triangular garden on the same level as the sitting room. A ruined outbuilding measuring approximately 100sqm sits on a private plot of land that measures approximately 325sqm is included in the sale. The construction of an above ground jacuzzi and/or swimming pool can count on consent by the competent authorities.

### TECHNICAL

The property is connected to mains gas, electricity and water. Radiators provide heating and there are working fireplaces in the main house. The apartment has a wood-burning stove and a separate boiler.

### ENERGY

Class F, D

### OTHER FEATURES

### DIRECT ENVIRONMENT

Pieve Caina is a quiet hamlet inhabited all year through mainly by local residents, guaranteeing a pleasant, not isolated, secure environment. The closest town is Spina, five minutes' car drive away where you'll find a bank, a bar and a small collection

of shops.

### NOTES

The asking price refers to the sale of the property in its current state, as described in this profile, excluding furniture.

## SURROUNDING

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### TRAVEL

*Air:* The nearest airports are: Perugia [PEG] (30km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Ancona [AOI] (136km); Florence [FLR] (160km); Rome Ciampino [CIA] (175km); Rome Fiumicino [FCO] (193km); Pisa [PSA] (238km); and Bologna [BLQ] (261km).

*Train:* There is a train station in Perugia (18km) where car hire is available.

*Road:* Leave the E45 at Marsciano (14km).

### DISTANCES

Casaoro is close to several towns and cities in Umbria, including Spina (3km); Marsciano (14 km); Perugia (18 km); Deruta (19km); Panicale (20 km); Lake Trasimeno (26 km); Città della Pieve (30 km); Todi (40 km); Montefalco (44km); Assisi (46 km); Spello (49km); Orvieto (60 km); Trevi (66km); Spoleto (82km); and in Tuscany, including San Casciano dei Bagni (48 km); Montepulciano (54 km); Pienza (72 km); Siena (117 km); and Florence (161 km).

### LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is only 26km away. For golfers, 18-hole Golf Club Perugia in Ellera Umbra is 18km away, or 9-hole Lamborghini Golf Course in Panicarola is 24km away, while Antognolla Golf Club - one of the best courses in Italy - is just 35km away.







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