



## CHIARO

*Exposed antique chestnut beams used throughout and original terracotta floor tiles make Chiaro a dream property for those looking to become part of a small community without giving up the countryside dream*

|                  |  |
|------------------|--|
| PRICE            | EUR 390.000  |
| SALES CATEGORY   | ready to move in   |
| DIMENSIONS       | House: app. 133 sqm;<br>Private garden: 347 sqm<br>Shared Swimming pool; Shared tennis court;<br>Agricultural land: shares on approx. 171.000 sqm of land in shared ownership. |
| RENTAL POTENTIAL | This property is currently not part of Special Umbria's holiday rental portfolio. Please do not hesitate to reach out on rental potential for this property.                   |
| SLEEPS           | 6  |
| BEDROOMS         | 3  |



BATHROOMS 2

LOCATION GPS: 43.287035,12.596627  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Chiaro is a spacious three-bedroom property spreading on two floors. The unit is part of a larger Estate, and in the specific Chiaro is located at the back of the property, enjoying an enviable private location, with its secluded and fenced in garden. The ground floor living is open plan with a kitchen/dining room, with french doors leading into the outdoor area, in which the same original rustic feelings are found. The picture is completed by a welcoming and cosy sitting area with fire place. Throughout Chiaro there is exposed stonework, antique chestnut beams and beautiful original terracotta floor tiles. From the kitchen there are stairs conducting on first floor where the three bedrooms are found, one of which is with en-suite bathroom.

## LAYOUT

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### BEDROOMS

The master bedroom with king size bed and en suite bathroom is on the first floor. Two other bedrooms are located on the same floor.

### BATHROOMS

One bedroom has bathroom en-suite. There is another bathroom on the same floor.

### KITCHEN

Kitchen spreads on two walls of the dining area, where there is also the table. It is connected to the sitting room.

### LIVINGROOM

Large lounge with open fireplace, open plan fully fitted kitchen with appliances, dining room.

### OTHER ROOMS

Small pantry area under the stairs, with access from within from the living area.

## FACILITIES

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### OUTSIDE

The private garden present irrigated lawn and patio area. There is a shared tennis court a small walk away. There is parking for cars on the front drive. Part of the property consists also on shares agricultural land.

### TECHNICAL

The house is connected to electricity, LPG for heating. Water is provided by a spring, with a pump connected to a 70.000 lt of capacity. Sewage system is by a septic tank and natural dispersion. Heating is through radiators. Double glazed windows with mosquito nets are present.

### ENERGY

Class G

### OTHER FEATURES



## DIRECT ENVIRONMENT

Chiaro is part of a farmhouse divided into more private units.

The farmhouse is in an gated estate, located on a countryside tarmac road.

Each unit has private garden and separate entrance. They share use of the swimming pool, tennis, parking plot and gateway.

## NOTES

The asking sales price refers to the property in its current state as described in this profile. Furniture are not included, but some of them can be purchased upon separate offer to be accepted. Chiaro is sold as a private residential unit with private garden and porch and shared ownership of the pool, tennis, common areas and agricultural land. In the estate there are other units available for sale. Please inform for the details of those. There are not condominium fee, but general outdoor maintenance fees. More maintenance work can be agreed based on each one's wishes.

## 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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