



## CHIESA

*Romantic restored old chapel, providing the finest cosying up rustic unit with comfortable and spacious living area, and private veranda with views onto sweet rolling hills just outside Gubbio*

PRICE	EUR 240.000
SALES CATEGORY	ready to move in
DIMENSIONS	House: app. 84 sqm; Private garden: app. 259 sqm Shared Swimming pool; Shared tennis court; 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	2
BEDROOMS	1

BATHROOMS 1

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



## INTRODUCTION

Chiesa is a cozy and unbelievable house obtained by the restoration of the Medieval Chapel. Characterized by 14th century fresco wall and large arch windows in the living room with a fantastic view onto the beautiful surrounding hills. The fresco was unexpectedly found during the full renovation works, carried out and ended in 2011.

Chiesa is part of a renewed farm house with private garden, a shared communal tennis court and a shared swimming pool. The house has a high level design and also the outside is done in the best quality way. It is surrounded by its olive grove and fields, offers lovely views, comfortable house and perfectly designed outdoors.

## LAYOUT

### BEDROOMS

Double bedroom with beams and amazing restored XVII century frescoed wall

### BATHROOMS

Ensuite bathroom with shower, obtained from the former angled church wall, with rounded window and window on roof.

### KITCHEN

Kitchen has easy connection to the large living and dining room, and outside.

### LIVINGROOM

Large living and sitting area, with fireplace. Arched french doors give access onto outside and provide a lot of light.

## FACILITIES

### OUTSIDE

The lawn adjacent to Chiesa is all private, as well as the covered patio. There is a shared swimming pool and tennis court both at 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

The house is part of a farm house divided into others apartments, but the privacy of each unit is not compromised.

Each unit has his private garden and separate entrance.



## PROPERTY MANAGEMENT

The estate is under constant maintenance of the outdoor areas. More maintenance on the private parts can be agreed.

## 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. Chiesa 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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