



## COLOMBELLA

*A five-bedroom property with huge renovation potential that balances its peaceful rural location with its close proximity to the vibrant city of Perugia*

PRICE	EUR 430.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	Main house: 245sqm Garage: 31sqm Private land: 4.8 hectares All measurements are approximate
RENTAL POTENTIAL	
SLEEPS	5
BEDROOMS	5
BATHROOMS	2

**LOCATION**

GPS: 43.167238,12.482916

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



## INTRODUCTION

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Colombella is an exciting prospect: a well-proportioned country villa in a wonderful location that is a renovation dream.

Set in the breathtaking landscape of Italy's green heartland and with all the merits of rural living, the house is just over half an hour from Perugia, a university town packed full of glorious galleries, restaurants, bars and shops, with a thriving cultural heart.

The house has excellent credentials, including easy access, a spacious garage, a large garden, a pizza oven, big, light rooms, as well as fireplaces, making it a property with year-round appeal. A blank canvas in terms of interior design and with permission to put in a pool and landscape the garden, this is a property that the buyer can renovate to their specific taste and requirements, realising its huge potential.

## LAYOUT

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**BEDROOMS**

There are five bright, spacious bedrooms: one on the ground floor and four on the first floor. The number of bedrooms and their layout can be changed during renovation.

**BATHROOMS**

Currently there is one bathroom on the ground floor and one on the first floor. The number of bathrooms and their layout can be changed during renovation.

**KITCHEN**

Currently there is one bathroom on the ground floor and one on the first floor. The number of bathrooms and their layout can be changed during renovation.

**LIVINGROOM**

The large living room is connected to the dining area and the kitchen by a series of original brick columns. The whole of the ground floor is typical of Umbrian houses of the time and local materials such as the wooden ceiling beams and the big open fireplace offer a warm welcome. The buyer can specify the internal layout and design of the living room(s) during renovation.

**OTHER ROOMS**

There's a conservatory on the ground floor with access to the garden that would make a lovely second sitting or dining room. There is a porch at the back of the house that has a brick, wood-fired oven, making it the perfect place to dine outside. There's a garage that can also be used for storage.

## FACILITIES

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**OUTSIDE**

The property is accessed by a gate and a pretty driveway. A spacious garden that is largely lawn surrounds most of the property, with woods and a stream nearby. There is a palpable sense of being surrounded by nature.

**TECHNICAL**

The property is connected to the electricity mains while water comes from a private well. There is a septic tank for sewage and there is the possibility of adding a GPL tank for gas.



## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

There are a few houses nearby but privacy is guaranteed thanks to the beautiful trees that surround part of the house.

## PROPERTY MANAGEMENT

For a separate fee, SpecialUmbria is able to look after every element of a renovation project, from completing the sale, to full interior and exterior design, including landscaping and putting in a pool. Once finished, SpecialUmbria can offer year-round holiday rental and management services for the property. You can find more information in the separate Services section of our website.

## NOTES

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

## SURROUNDING

### TRAVEL

*Air:*The nearest airports are: Perugia [PEG] (13km); Ancona [AOI] (115km); Florence [FLR] (174km); Rome Ciampino [CIA] (194km); Rome Fiumicino [FCO] (211km); and Pisa [PSA] (241km).

*Train:* There is a train station in Perugia (17km) where car hire is available.

*Road:*The A1 motorway exits closest to the property are at Orte (106km) for Rome and at Valdichiana (75km) for connections to Florence.

## DISTANCES

Colombella is close to 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: Assisi (27km); Gubbio (31km); Perugia (43km); Città di Castello (50km); Todi (52km); Castiglione del Lago (60km); Cortona (65km); Spoleto (66km); Montepulciano, which is famed for its wine (78km); Arezzo (86km); Orvieto (86km); Siena (127km); Florence (174km); and Rome (185km).

## LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is 60km away. For golfers there is a choice of two 18-hole courses at Golf Club Perugia in Ellera Umbra (25km) or at Antognolla Golf Club (26km), one of the best courses in Italy.







Please check this profile on our website for more pictures. Thank you.