



## CUOR DI LEONE

*A stone farmhouse that celebrates beautiful local materials, including red brick local to Lake Trasimeno, chestnut wood beams and cotto floors, all looking out onto an incredible view.*

PRICE	EUR 1.150.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is 270sqm where the guest annex measures 35 sqm; a separate garage and garden shed are 35 sqm. In total the private land is 25.735 sqm large. All measures are approximate.
RENTAL POTENTIAL	This property is not currently part of Special Umbria's holiday rental portfolio. We are happy to provide more information about the holiday rental market and how the property could fit Special Umbria's rental portfolio.
SLEEPS	8
BEDROOMS	4
BATHROOMS	5

**LOCATION**      GPS: 42.966741,12.011755  
Scan the picture below with a  
suitable smartphone or tablet  
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## INTRODUCTION

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Cuor di Leone is a well-appointed two-storey farmhouse, dating back from the 19th century, that occupies a unique rural, hilltop position, still very close to a lively town. It's just a short stroll away from the pretty streets of Città della Pieve – close enough, even, for a morning espresso.

The house was fully restored by the current owners in the first years of this millennium starting in 2000, including also the roof. They used beautiful natural materials such as chestnut wood and cotto tiles, while adhering to earthquake building regulations. The internal doors are chestnut, as are the shutters and the windows, which are all double-glazed and have mosquito nets.

The ground floor is dedicated to the living areas. The rooms are wide and spacious and arched windows and doorways provide lots of light and maintain a lovely sense of flow through the house, while the staircase from the main living room has wide, shallow steps, furthering the feeling of space and grandeur.

The four bedrooms are located on the first floor, along with three bathrooms, and a traditional external staircase and balcony leads from one of the bedrooms.

The garden that encircles the property has mature trees and plants and fabulous views over the rolling

Umbrian hills. Cuor di Leone is a wonderful property that offers the space of the countryside with the convenience of a short walk into a delightful town. The farmhouse is surrounded by a large area of land, partly used as a garden and partly as agricultural land.

On the lands not designated as gardens, a specialized company has carried out deforestation, shrub mulching, and other similar activities using advanced mechanical equipment.

This has made the site more accessible and harmonious, as well as facilitated easier access to the natural source of potable water that has existed there since 1840.

## LAYOUT

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### BEDROOMS

The main house has four bedrooms, all on the first floor. Their original features include wooden beams and cotto floors.

### BATHROOMS

There are three stand-alone bathrooms on the first floor, a downstairs toilet off the sitting room, and a further toilet in the annex.

### KITCHEN

The large kitchen is next to the dining room on one side, with views out to the garden, and the living room on the other, with two large open arches linking the three spaces, and three steps up from the kitchen into the living room. A small pantry is accessed from the kitchen and it has an old pizza oven in it as well as a door out to the back of the house where there is a pergola and the BBQ area.

### LIVINGROOM

The large living room has a big open fireplace with a window either side, a large open arch into the kitchen and the sweeping staircase to the first floor.



## OTHER ROOMS

The annex, which has a sitting room, kitchenette, and toilet, as well as a large laundry room downstairs, is in front of the main house. There is a separate tool shed, a garage and an old cellar – a traditional cave that is in excellent condition. An old stable is currently used as a cantina and wood shed.

## FACILITIES

### OUTSIDE

The property is surrounded by a beautiful, mature garden that includes an ancient oak tree and terracing that would make a good spot for a vegetable garden. The possibility of constructing a pool adjacent to the farmhouse, upon presenting a project to the authorities, has been confirmed.

### TECHNICAL

The property is connected to mains gas, water and electricity. There are radiators for heating, an alarm system, a video-intercom and an automatic entrance gate. A spring-fed, fresh-water well dating from the year 1848 provides drinking water as well as enough water for the garden irrigation system.

### ENERGY

Class G.

### OTHER FEATURES

### DIRECT ENVIRONMENT

The property lies at the end of a lane and is both quiet and private, with views out over rolling hills. There are a few houses to the back of the property and Città della Pieve is a short walk away.

### 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] (53km); Florence [FLR] (155km); Rome Ciampino [CIA] (170km); Rome Fiumicino [FCO] (185km) and Pisa [PSA] (211km). Train: There is a train station at Chiusi (14km) where car hire is available. Road: The A1 motorway exit closest to the property is at Chiusi (14km) for connections to Florence and Rome.

### DISTANCES

Cuor di Leone 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: Castiglione del Lago (26km); Montepulciano, which is famed for its wine (35km); Perugia (43km); Cortona (45km); Orvieto (48km); Deruta (58km); Assisi (64km); Arezzo (65km); Todi (75km); Gubbio (88km); Città di Castello (92km); Montefalco/Bevagna (94km); Siena (94km); Spoleto (102km); Florence (132km); and Rome (170km).

### LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is only 25km away. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (16km), or 18 holes at Golf Club Perugia in Ellera Umbra (28km).









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