



CUOR DI LEONE

Only 1.500 meters from the very center of Città della Pieve, the sapient use of red bricks and old material, the amazing view stretching until the Lake Trasimeno. These three elements make it the perfect retreat.

PRICE	EUR 1.150.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house approximately 270 sqm; annex approximately 35 sqm; garages approximately 35 sqm. Land is approximately 24.735 sqm.
RENTAL POTENTIAL	This property is currently not part of Special Umbria's holiday rental portfolio. We are happy to provide more information on how to add the property to it.
SLEEPS	8
BEDROOMS	4
BATHROOMS	5



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



INTRODUCTION

Cuor di Leone has been fully restored in 2000 by the current owners who have used only typical materials, starting from outside with stone-exposed reddish walls, chestnut beams inside, cotto floors and all in compliance with seismic regulations.

The internal doors, the windows, (all with mosquito nets and the shutters, are in chestnut wood and double glazed.

The main house has all the living areas, connected among them by a very harmonious flow, creating a very nice and wide sense of space. Connection with the outdoor presents on more side and the large windows allow to have very luminous rooms. All the bedrooms are located on the first floor, where there are also two bathrooms.

Cuor di Leone has many characteristics that makes it an easy property, maintaining the well fitting look in Città della Pieve, where enjoying not only the perfect slow living of countryside, but also the fun of being close to such a lively town like Città della Pieve.

LAYOUT

BEDROOMS

In the main house there are 4 bedrooms at the first floor. Some of the bedrooms present original

features such as wooden beams, wooden or cotto floors.

BATHROOMS

One bathroom is at the ground floor closed to the living room and there are three independent bathrooms on the first floor. It is present also a small toilet in the annex.

KITCHEN

A very large kitchen is the center of the ground floor where all the living area is present. In the kitchen there is a small pantry with direct access onto the back of the house where there is the pergola and the BBQ area. In the pantry there is an old pizza oven.

LIVINGROOM

One large living room with fire place is located as soon as entering on the ground floor. The sitting area is connected to the kitchen via 3 steps and an archway. From the kitchen, in the last part of the ground floor there is a large dining area with view onto the garden.

OTHER ROOMS

In front of the main house there is an annex where currently there is sitting area, a small toilet and a kitchen corner. Below this annex, there is a large laundry room. There is also a separate building to keep garden tools and a garage. One beautiful feature of Cuor di Leone is the ancient cave, perfectly kept, that can be used, and which is adjacent to what was the old stable and now used as a cantina and wood shed.

FACILITIES

OUTSIDE

Beautiful and mature garden surrounds the property, including terraced ground where it is possible to have a vegetable garden. One of the main features of the property is a century old oak. Pool is



not present, but several spots in the garden might be suitable to install one, which will be allowed.

TECHNICAL

The house is connected to communal methane, as well as water and electricity. On premises there is also a water well, a fresh spring of natural drinking water labelled by an old plaque from year 1848. For this reason there is also plenty of water allowing a very well mature garden with irrigation throughout. Heating is with radiators. There is also an alarm system, a video-intercom, and an automatic entrance gate.

ENERGY

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OTHER FEATURES

DIRECT ENVIRONMENT

Located at the end of a tarmac road, it is the last property enjoying for this reason privacy and quiet. Few houses are located at the back of the property. Città della Pieve is few meters away.

NOTES

The current asking sales price refers to the property in its current state as described in this profile. All inside and outside furniture is for sale at any separate acceptable price offer.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (53 km), Rome Fiumicino (185 km) and Ciampino (170 km) International Airports and Florence International Airport (155 km); nearest A1 Motorway exit is at Chiusi (14 km) for Florence and Rome; international train station of

Chiusi (10 km) also hosts car rentals.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (35 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (94 km), Florence (132 km), Perugia (43 km), Gubbio (88 km), Todi (75 km), Orvieto (48 km), Spoleto (102 km), Montefalco / Bevagna (94 km), Deruta (58 km), Assisi (64 km) and of course Rome (170 km).

LEISURE & ACTIVITIES

Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (16 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).









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