



DIMORA VANNUCCI

Utmost care in all the details makes this townhouse pure perfection and the picture is completed by the romantic and dreamy garden with vast view onto the countryside that surrounds Città della Pieve

PRICE	EUR 750.000
SALES CATEGORY	luxury apartment
DIMENSIONS	The main house is approximately 290 sqm, including the area dedicated to the original cantina (cave). The garden in front is approximately 56 sqm and a 18 smq pergola. At 50 mt there is private garage where keeping the car
RENTAL POTENTIAL	This property is currently not available on the holiday rental market. We are happy to provide more information about the rental market where it could fit.
SLEEPS	4
BEDROOMS	2
BATHROOMS	3



LOCATION GPS: 42.961282,11.998827
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INTRODUCTION

This property in the center of Città della Pieve is a masterpiece of interior design, taste and elegance. Renovated by the current owners in 2017, no detail is left to chance.

Its terracotta floors, its beams and vaulted ceilings, the internal layout, the pietra serena of the steps, the ancient majolica tiles in the kitchen, are just some of the aspects that make it unique and unmistakable.

Dimora Vannucci boasts two entrances: the first directly from the street gives access to the internal stairs that lead into the living area, while the other from the elegant entrance of the adjacent building. The bedrooms, both on the first floor, have, in addition to a wonderful en-suite bathroom, all the space needed to be welcoming.

One of the main features is the presence of a lift, the design of which adapts very well to the house, to connect the living area to the bedroom area.

Another prominent element is the kitchen, where the perspective play of the bicolor, cocoa and light blue tiles makes the spaces amplified. The insertion of a large glass door from which you can see the entrance to the cellar obtained from an ancient cave, in which the play of lights, gives a particular atmosphere to the whole environment is very interesting.

The private garden with its majestic plants completes the picture, making Dimora Vannucci the perfect location for both summer and winter.

LAYOUT

BEDROOMS

The main bedroom overlooks the garden and enjoy the same views. It is composed by a spacious entrance and walk-in closet, and a large room with double bedroom. The second bedroom, overlooks the alley of Città della Pieve, and it is connected to a large room that can be used as an additional sleeping area.

BATHROOMS

All the bathrooms have unique features. The bathroom en-suite to the main bedroom has a tub; the one in the other bedroom has a shower. One guest toilet is on the ground floor.

KITCHEN

The kitchen of Dimora Vannucci is one of the most stylish rooms of the whole house: conceived around the concept of bicolor tiles, it has a column in the middle that enlarges the sense of perspective. The kitchen is located under the ground floor but it has two small windows. The sense of light is given by all led's built in, and the use of fair colors. The marble top and the brushed color at the walls make the rest, creating a unique space of the house. From the kitchen there is the access to the original old cantina, through a large window door.

LIVINGROOM

The living room at Dimora Vannucci has a whole touch of luxury areas, and it opens onto the garden and its patio. From the living room, an hand-made iron stair case connects the first floor, which is also connected via a built-in lift.

OTHER ROOMS

Connected to the living room, there is a studio/tv room, with a bathroom. The laundry room is located in the kitchen behind a door that is part of the wall. The same style for the technical room in the garden,, where all the equipments find their space behind woodend doors. On the first floor there is a large



entrance hall, that at the moment it hosts only few pieces of antiques but that could be turned into a separate bedroom or another kitchenette.

FACILITIES

OUTSIDE

Beautiful garden that includes also a covered area, where to enjoy the view and al fresco dining. The amazingly luxurious hydrangeas make the garden as a private oasis, in the heart of a town.

TECHNICAL

All the house is connected to electricity and water is communal. Underfloor heating is produced with methane gas.

Softener for the water is present and irrigation as well.

Alarm system to further secure the property.

ENERGY

Class E

OTHER FEATURES

DIRECT ENVIRONMENT

Located on one of the historical alleys of Città della Pieve, part of a series of townhouses in the same style.

PROPERTY MANAGEMENT

NOTES

The asking sales price refers to the property 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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