



## FONTANA

*The simplicity of Fontana’s design and its wonderful location between the pretty towns of Piegaro and Panicale as well as the city of Perugia make for a fabulous property full of promise*

PRICE	EUR 550.000
SALES CATEGORY	ready to move in
DIMENSIONS	The existing house measures approximately 220 sqm and in the offer to sell surrounding private land of approximately 9,000 sqm is included.
RENTAL POTENTIAL	Upon purchase, Special Umbria is available to project manage any further renovations (and styling) of this property for an agreed fee. On completion of any renovation project, if the property matches Special Umbria’s style, we would be happy to consider it for our rental portfolio.
SLEEPS	8
BEDROOMS	4
BATHROOMS	3



LOCATION GPS: 42.974143,12.182589  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Fontana lies in the gently rolling Umbrian hills less than half an hour from Perugia and just fifteen car minutes from Piegaro and Panicale. Basic services can be found in the nearest hamlets Pietrafitta and Castiglion Fosco.

Fontana's beautiful location in unspoilt countryside comes with stunning views on the so called Val Nestore, a charming green valley in the rolling hills just south of Lake Trasimeno. From the house one enjoys direct views on the Castle of Gaiche which construction dates back to early 1300.

The property has been very recently built, currently set up as two apartments with separate outside entrance doors, still internally connected via a dividing door. The whole house can be further customised to your own specification. The lateral space makes for comfortable and easy living, with a mezzanine floor and a basement that offer further customisable space.

Outside, the large garden has been landscaped but there is plenty of room to do more, including putting in a swimming pool. There is further land for sale in the immediate vicinity, by separate agreement.

This is an exciting opportunity to further personalise a brand new property in a superb location.

## LAYOUT

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### BEDROOMS

There are four good-sized double bedrooms on the ground floor.

### BATHROOMS

The bathrooms have showers and are tiled in different colour schemes.

### KITCHEN

The kitchen is located in the double height part of the living room. While currently more a kitchenette, with just a sink, a hob and a fridge, there is scope to put in a proper, larger kitchen within the same space, keeping the incredible view from the windows and double doors. It would also be possible to install a further prep kitchen.

### LIVINGROOM

The living room is a large ground-floor space with a big fireplace, and windows and double doors looking out of both sides of the house. The area that currently houses the kitchen and dining table has a double height ceiling while a mezzanine level reaches above the other side of the room and is accessed by a wooden staircase.

### OTHER ROOMS

The stairs from the living room lead to a mezzanine that could be used as an office, a study or another sitting room. There is a door from this open area that leads to a small attic with two windows and a tiled floor. There is also a cellar below the house that could be used as a pool or technical room for any future swimming pool.

## FACILITIES

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### OUTSIDE

The large, fenced garden that surrounds the house is



on different levels and while it is very presentable in its current state, there is scope for further landscaping. Depending on the view, there are several potential spots for a pool, should the new owner wish to put one in.

## TECHNICAL

The property is hooked up to mains water and electricity while the sewage system uses a septic tank. Heating and hot water are currently supplied by an LPG system and boiler, with the potential to install further systems, like a biomass boiler. On a corner piece of the land a spring is located where water may be taken and led to a concrete water tank, embarking a starting point for further drilling of a well for garden irrigation.

## ENERGY

F+G

## OTHER FEATURES

## DIRECT ENVIRONMENT

Fontana enjoys complete privacy while benefitting from other houses being nearby. Accessed through gates from a small lane, the property is in rolling countryside dotted with woods and olive groves, overlooking the Castle of Gaiche.

## PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to full finishing/completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management services all year through for this property, as well as renting out if desired. You can find more information in the separate section 'Property Services' on this website.

## NOTES

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

adjacent to the property can be purchased under separate agreement.

## SURROUNDING

### TRAVEL

**Air** The nearest airports are: Perugia [PEG] (40km); Ancona [AOI] (150km); Florence [FLR] (150km); Rome Ciampino [CIA] (205km); Rome Fiumicino [FCO] (220km); and Pisa [PSA] (224km). **Train** There is a train station at Tavernelle di Panicale (8km). **Road** The motorway exit closest to the property is at Tavernelle.

### DISTANCES

Tavernelle (8km); Piegara (12km); Panicale (13km); Solomeo (19km); Montegabbione (20km); Monteleone d'Orvieto (20km); Città della Pieve (22km); Castiglione del Lago (25km); Corciano (26km); Deruta (29km); Perugia (30km); Cortona (45km); Todi (45km); Montepulciano, which is famed for its wine (47km); Assisi (50km); Montefalco/Bevagna (53km); Orvieto (58km); Gubbio (78km); Spoleto (88km); Siena (100km); Florence (150km); and Rome (166km).







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