



## FORCELLA

*The large house is immaculately kept, with a magnificent exposed brick facade, surrounded by garden and flower beds. Sitting on 35.000 sqm of beautiful land, including orchard, vegetable garden and olive grove.*

PRICE	EUR 1.200.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main Villa: app. 300 sqm; the guest annex is app. 122 sqm. The technical areas and deposits are of 20 sqm and 19 sqm. The garage is app. 68 sqm. Private agricultural land: 35.000 sqm including olive grove, garden around the house, vegetable garden and fields.
RENTAL POTENTIAL	
SLEEPS	16-18
BEDROOMS	8
BATHROOMS	9



## LOCATION

GPS: 43.284225,12.5887377  
Scan the picture below with a suitable smartphone or tablet computer:



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INTRODUCTION

Step into this charming large home nestled in the most authentic Umbrian countryside near Gubbio. As you as you will step into the main house, you will find yourself in the classic family retreat, where kitchen has an important part of the use of the house: the country-style kitchen boasts an easy connection on the outdoor areas, and is with a convenient /utility room nearby. Moreover it is connected directly to the sitting area with large stone exposed fireplace. This layout of the ground floor makes it perfect in summer time, when most of the life is outside, but also in autumn and winter times, when cosiness is a key element to enjoy a house.

The main house has all large bedrooms, to accommodate large families. Upstairs, three large double bedrooms await at the front, while a central landing leads to a pretty underroof chilling area, with bathroom. The fourth bedroom with ensuite bathroom is located on the ground floor.

Created from one area of the main house, there is a small independent unit, with mezzanine floor with one bed, and a double bedroom. There is also a kitchenette there, and a bathroom with shower.

In addition you will find a second house, at a privacy-kept distance, with separate entrance. This guest annex is completely independent and can be used also by a different group of people. In the guest

house there are 4 bedrooms, and are found also here a rustic kitchen, and a lovely balcony with view in the distance of Gubbio. Can you imagine the charm at night?

The main house is the result of a restoration terminated in 2010, whilst the guest house has been finished in 2012.

Forcella also boasts a beautiful, light blue lined swimming pool with roman steps. The pool is located in between of the two houses, and both are at a comfortable distance from it. Close to the pool, there is a pool house, with fridge area, bathroom and shower room, and at the back of it, there is a laundry room. In order to enjoy at best the al fresco lifestyle, there are two shaded pergola by the pool.

KM0 vegetables are also available, with the very well kept vegetable garden and orchard.

Enjoy comfort, character, and a connection with nature in this delightful home, with easy access to Gubbio and its outskirts, where the best of Umbria can be found.

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LAYOUT

## BEDROOMS

In the main house there are four bedrooms, all with nice views onto the countryside. In the separate unit of the house, there is a further bedroom and a mezzanine floor that can accommodate two people. In the guest annex there are three bedrooms.

## BATHROOMS

All bathrooms are very spacious and boast either shower or tub. In the main house two are en-suite, and there is also a powder room on the ground floor. In the separate unit of the main house there is a bathroom with shower. In the guest annex there are two bathrooms with shower. There is also a bathroom in the pool house, at service of the pool.

## KITCHEN



Country-rustic kitchen is present in the main house, and a small one is also present in the separate unit created in the main house. Another very well functioning kitchen is present in the guest annex.

## LIVINGROOM

The very comfortable living room in the main house has easy connection with the outdoor and has also a very large fireplace. There is also a sitting area on the second floor of the main house.

## OTHER ROOMS

Large utility room close to the kitchen in the main house, with also laundry machine. Small annex is present where there is a second large laundry room. Garage with electrical opening is present nearby the guest annex.

## FACILITIES

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### OUTSIDE

Forcella boasts an amazing outdoor all around. In front of the main house and at its back is found a very well kept garden, with flowerbeds, and a nice covered pergola, with outdoor kitchen, pizza oven and BBQ. The pool is 6 by 12 meters with light-blue liner and roman steps. All around is cotto tiled. There is parking for cars on the front of the main gate. A large vegetable garden is present as well. Several fruit trees are also very well grown and loaded with fruits.

### TECHNICAL

The water comes from two wells, LPG tank is present within the estate and it is used for heating system and hot water. Heating is provided by radiators. Sewage system is by a septic tank and natural dispersion.

The house is partially fenced and two electrical gates give access to it. In the main house there is also the alarm system.

Double glazed wooden windows are present everywhere, including mosquito nets

Irrigation system present in the outdoor areas around the houses.

## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

Forcella is part of a very livable and well connected countryside just outside Gubbio. The access to the property is directly from a tarmac road, very quite.

## NOTES

The asking price refers to the property in its current state, as described in this profile. Furniture are not included, but some of them can be purchased upon a separate offer to be accepted. The property is owned by a company.

## SURROUNDING

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### TRAVEL

Perugia airport is 35km, Ancona airport is 94km, Florence Airport is 180km, Rome and Bologna airports are just under 250km.

### DISTANCES

Gubbio is 10km, Perugia is 35km, Assisi is 50km, Lake Trasimeno 90km, Orvieto is 110km, Arezzo is 96km, Florence is 195km and Rome is 205km

### LEISURE & ACTIVITIES

Antognolla golf is 40 km away near Umbertide. This Trent Jones course is a tough test of golf with a wonderful clubhouse and food. The course is very enjoyable. They hire clubs as well. The castle overlooking the course is being renovated by the





four seasons group. For history Gubbio is 15 minutes away and dates back to the 11th Century. Wonderful town! Assisi and Perugia are less than an hour away. Orvieto, Todi, Spoleto and Spello are less than 2 hours away. Florence and Rome between 2 and 2 1/2 hours There are a number of Italian fashion outlets in Umbria, Tuscany and Le Marche. Umbria is very popular with foodies and there are a number of good food festivals, especially during the summer months.







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