



GEMELLI

The three original stone buildings of Gemelli occupy a ravishing hillside setting and are happily waiting for someone to breathe new life into them

PRICE	EUR 770.000
SALES CATEGORY	to be refurbished
DIMENSIONS	There are three buildings. Building A: approximately 203sqm; Building B: approximately 150sqm; and Building C: approximately 103sqm. An extra building allowance of 100sqm, to be used on one of the buildings, has been granted. The land covers approximately 30 hectares and includes a large pond and 220 olive trees.



RENTAL POTENTIAL Upon purchase, Special Umbria is available to project manage the renovation (and styling) of this property for an agreed fee. On completion of the project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio. Please contact us for more details.

SLEEPS 18

BEDROOMS 9

BATHROOMS 7

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



INTRODUCTION

Gemelli is a 30-hectare rural estate close to Lake Trasimeno in Umbria. Its stunning hillside setting amongst olive groves offers complete privacy and extensive views towards Cortona in Tuscany, yet the nearest shops are just five minutes away.

The buildings on the estate comprise a main house and two further properties. Last updated nearly 30 years ago, including improvements to the roofs and some windows, there is huge potential to carry out a major renovation in a sustainable manner using many of the materials already there. Original cotto floor and ceiling tiles as well as wooden floors and ceiling beams are present throughout.

This is an exciting opportunity for a project with broad flexibility and plans could include three independent villas, a private property or a retreat. The current layout is:

Building A

This is laid out over two floors with no internal connection between the two. Covering 203sqm, there is a beautiful south-facing pergola with a wisteria.

Building B

This covers three separate floors that measure 150sqm in total. Private and with shaded outside space, there is also an outdoor pizza oven.

Building C

This 103sqm building is split over two floors. The lower floor is currently divided into a cantina and a multifunctional space while the first floor enjoys privacy and breathtaking west-facing valley views towards Cortona.

Gemelli is offered with a permitted building allowance of 100sqm, to be applied to one of the properties. A large garden encircles the buildings and already includes terraces and shaded spaces. There is a pond below the property that could be upgraded to a natural bathing pond and/or permission will be given for the construction of a pool.

LAYOUT: The new owner will be able to specify the internal layout and design of the property/buildings for any restoration work. This includes the number of bedrooms and bathrooms, the kitchen(s) and living areas. The buyer might like to consider further options, such as a yoga studio, wine cellar, pantries, technical and utility areas, dressing rooms and fitted wardrobes.

LAYOUT

BEDROOMS

There are currently nine bedrooms.

BATHROOMS

There are currently seven bathrooms

KITCHEN

The property is split into separate apartments that currently include five kitchen areas.



LIVINGROOM

At the moment all the living areas are part of the kitchens and dining rooms.

OTHER ROOMS

There is a very large multifunctional room with an independent entrance, as well as various storage areas.

FACILITIES

OUTSIDE

The council will give permission for a pool to be built, and the terrace(s), garden and grounds can be landscaped as desired, in keeping with the property's location. Permission would also be given to turn the pond below the house into a natural bathing pond.

TECHNICAL

The property currently has its own private well for water as well as electricity and LPG for radiators. There is also a wood-burning stove to help heat the main apartment.

ENERGY

TBC

OTHER FEATURES

DIRECT ENVIRONMENT

Gemelli has the perfect combination of guaranteed privacy with no other houses close by, yet it is only a ten-minute drive to the nearest shops.

PROPERTY MANAGEMENT

NOTES

The asking price refers to the property in its current state, as described in this profile, excluding any

furniture. If the new owners wish to join two buildings, they would need to gain permission from both the municipal authorities as well as the conservation authority (Sovrintendenza dei Beni Culturali).

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (53km); Florence [FLR] (125km); Pisa [PSA] (190km); Rome Ciampino [CIA] (214km); and Rome Fiumicino [FCO] (232km). Train: There is a train station at Camucia (10km) with direct connections to Rome, Florence, Arezzo, Perugia and other popular destinations and where car hire is also available. Road: The A1 motorway exit closest to the property is at Castiglione del Lago (10km; N75/E45) for connections with the A1 to Rome and Florence.

DISTANCES

Gemelli 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: Cortona (8km); Castiglione del Lago (15km); Montepulciano, which is famed for its wine (23km); Arezzo (33km); Città di Castello (40km); Perugia (42km); Gubbio (53km); Deruta (60km); Assisi (65km); Siena (68km); Todi (85km); Montefalco/Bevagna (95km); Spoleto (105km); Florence (110km); Orvieto (110km); and Rome (200km).

LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches, water sport facilities and incredible views is only 15km away. In the evening, head to the lakeside bars of Castiglione del Lago or Passignano sul Trasimeno. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (26km) or 18 holes at Golf Club Perugia in Ellera Umbra (40km).





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

