



## I DUE FIUMI

*An elegant country estate with a large pool and a unique view of Montone*

PRICE	EUR 1.925.000
SALES CATEGORY	ready to move in
DIMENSIONS	Internally, the property measures approximately 460sq m, with 100sq m of extra building allowance. The property comes with nearly three hectares of land.
RENTAL POTENTIAL	This property is currently not available on the holiday rental market. We are happy to provide more information about the rental market and how to make the property fit with Special Umbria's style in order to add it to the Special Umbria's holiday rental portfolio.
SLEEPS	8-10



BEDROOMS 5

BATHROOMS 7

LOCATION GPS: 43.376206,12.345975  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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There has been a property on the site of I Due Fiumi since medieval times when families worked the land for their day-to-day needs. The current house, a spacious, cleverly conceived villa with five bedrooms, is a result of a thoughtful restoration in 1996 by previous owners and in 2016 by the vendors.

A skillful use of old, local materials, such as tiles and wooden beams, has resulted in a comfortable and inviting house, perfectly suited to large families and groups of friends seeking privacy and space.

Approached by a long private road lined with Cypress trees, the property is surrounded by a mature garden, a gentle stream and views across the valley to Montone. There is a large, heated pool with an outdoor kitchen, a vegetable garden and a vineyard producing approximately 1,000 bottles a year.

## LAYOUT

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### BEDROOMS

There are four bedrooms on the first floor and one on the lower-ground floor. A studio on the ground floor could also be converted into a small bedroom.

### BATHROOMS

There are seven bathrooms in total.

### KITCHEN

There is a spacious kitchen with a door to the garden. There is also a small kitchen corner on the lower-ground floor.

### LIVINGROOM

There is a large, elegant drawing room with a fireplace. The kitchen and dining room are directly connected to it. On the lower-ground floor there is a smaller living room with doors out to the pool area.

### OTHER ROOMS

There is a large technical room and storage area under the pool.

## FACILITIES

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### OUTSIDE

A large mature garden surrounds the property with a small vegetable plot. There is a shaded carport for three cars, a large blue-tiled pool with a paved and decked surround overlooking the valley, an outdoor kitchen including a BBQ and oven, and several shady lunch, dinner and sun-lounging spots. The vineyard currently produces approximately 1,000 bottles a year.

### TECHNICAL

The property has a private well, automatic garden irrigation, under-floor heating and radiators, AC units, double-glazed windows and anti-wild boar fencing.

### ENERGY

TBC

### OTHER FEATURES

### DIRECT ENVIRONMENT



The property is easily accessed by a gravel drive connected to a secondary road to get to Montone which is less than 5 minute drive from I Due Fiumi.

### PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services all year through for this property. Find more information in the separate services section of the website.

### NOTES

The asking price refers to the property as described in this profile. Both indoor and outdoor furniture currently at the property can be purchased from the owner by separate agreement.

### SURROUNDING

#### TRAVEL

**Air** The nearest airports are: Perugia [PEG] (28km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Rome Fiumicino [FCO] (230km); Rome Ciampino [CIA] (213km); Florence [FLR] (152km); Ancona [AOI] (156km); Bologna [BLQ] (218km) and Forli [FRL] (158km). **Train** There is a train station at Pierantonio (7km) or Umbertide (14km) where car rental is also available. **Road** The E45 motorway exit closest to the property is at Pierantonio (7km) for Umbertide, Citta di Castello and further on to Ravenna, Rimini, Bologna and Milan going north, or Perugia heading south.

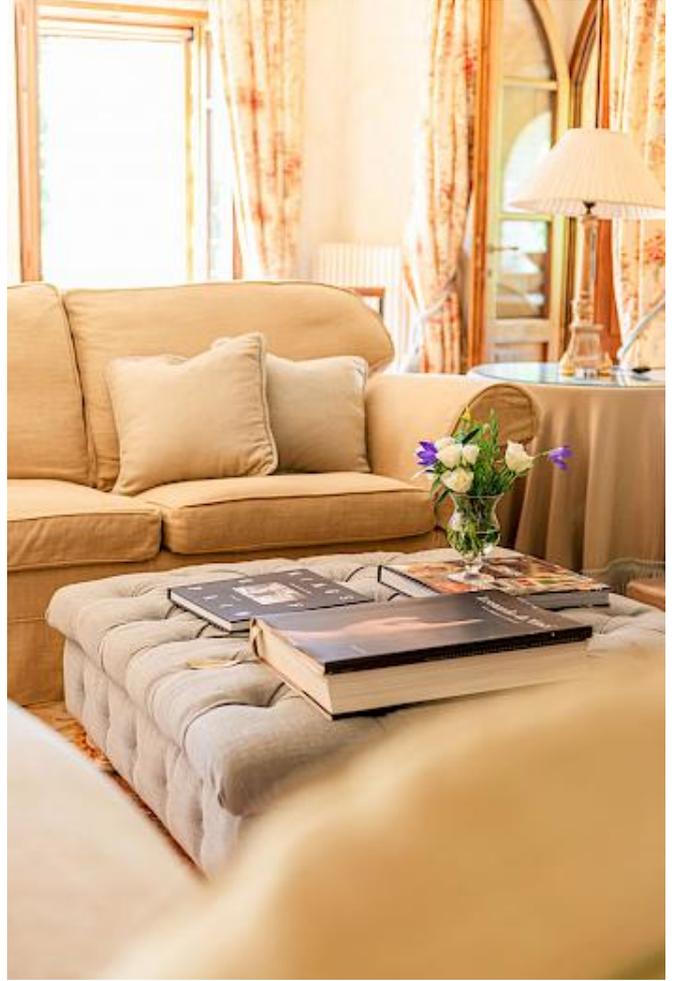
#### DISTANCES

I Due Fiumi is close to several towns and cities steeped in culture, in both Umbria and Tuscany, including: Montone (4km); Gubbio (31km); Perugia (31km); Citta di Castello (36km); Assisi (45km); Deruta (45km); Castiglione del Lago (48km); Cortona (49km); Montepulciano, which is famed for its wine (69km); Todi (69km); Montefalco/Bevagna (74km); Spoleto (83km); Arezzo (85km); Orvieto (103km); Siena (110km); Florence (152km); and Rome (210km).

### LEISURE & ACTIVITIES

There are long walks directly from the property.







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