



IL CIPRESSO

Perfectly preserved Umbria rustic style for this three-bedroom property with private garden, part of an estate with shared swimming pool and tennis court, not far from Gubbio

PRICE	EUR 355.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main Villa: app. 197 sqm; Private garden: app.182 sqm Shared Swimming pool; Shared tennis court; Agricultural land: shares on approx. 171.000 sqm of land in shared ownership.
RENTAL POTENTIAL	This property is currently not part of Special Umbria's holiday rental portfolio but rented for short terms through other channels. We are happy to provide information on how to retain the current rental agreement, or to discuss ways in which to make the property fit with Special Umbria's style in order to add it to the Special Umbria's holiday rental portfolio.

SLEEPS 6
BEDROOMS 3
BATHROOMS 3
LOCATION GPS: 43.287035,12.596627
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Il Cipresso is a spacious three-bedroom property with three bathrooms, the interior set across three floors, with living on the ground floor and bedrooms on the first and second floors.

It is part of a restored farmhouse, that was finished in 2011, and even if some outdoor areas are shared, the private cosy garden provides dreamy setting for al fresco dining to enjoy countryside lifestyle. The house has a good level of design with rustic materials.

In Cipresso sleeps 6 people comfortably and provides comfortable seating and living arrangements.

Throughout there is exposed stonework, antique chestnut beams and beautiful original terracotta floor tiles.

LAYOUT

BEDROOMS

At the first floor is located the master bedroom, dressing room and ensuite bathroom with bath and separate shower.

At the second floor are located 2 spacious double

bedrooms, both en-suite bathrooms.

BATHROOMS

The bathroom of the master at the first floor has bath and separate shower.

Two ensuite bathrooms on the second floor have one the shower and one the bath. Remote-operated velux ceiling windows in second floor bathrooms, automatic closing if it rains.

KITCHEN

The ground floor living is open plan with a kitchen/dining room and a separate sitting area. The kitchen is a modern Italian design with granite worktops.

LIVINGROOM

Large lounge with open fireplace, open plan fully fitted kitchen with appliances, dining room.

FACILITIES

OUTSIDE

The private garden in front of the entrance is private. All the outside lawn is irrigated throughout. There is a shared tennis court a small walk away. There is parking for cars on the front drive. Part of the property consists also on shares agricultural land.

TECHNICAL

The house is connected to electricity, LPG for heating. Water is provided by a spring, with a pump connected to a 70.000 lt of capacity.

Sewage system is by a septic tank and natural dispersion.

Heating is through radiators.

Double glazed windows with mosquito nets are present.



Private heating pool, air conditioning, wifi, central heating, barbeque.

ENERGY

Class F

OTHER FEATURES

DIRECT ENVIRONMENT

Il Cipresso is part of a farmhouse divided into more private units.

The farmhouse is in an gated estate, located on a countryside tarmac road.

Each unit has private garden and separate entrance. They share use of the swimming pool, tennis, parking plot and gate.

NOTES

The mentioned price refers to the last asking sales price for the property in its current state as described in this profile before it was committed to be sold in February 2024. Furniture are not included, but some of them can be purchased upon separate offer to be accepted. Il Cipresso is sold as a private residential unit with private garden and porch and shared ownership of the pool, tennis, common areas and agricultural land. In the estate there are other units available for sale. Please inform for the details of those. There are no condominium fees, but general outdoor maintenance fees. More maintenance work can be agreed based on each one's wishes.

SURROUNDING

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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