



## IL GIARDINO

*A wonderful and spacious house in this stunning hilltop town, with fabulous views over the Umbrian countryside and a big and beautiful garden.*

PRICE	EUR 950.000
SALES CATEGORY	townhouse
DIMENSIONS	The house is 388 sqm large, with a private garden and courtyard of 360 sqm. All measurements are approximate.
RENTAL POTENTIAL	This property is not part of Special Umbria's holiday rental portfolio. Please do not hesitate to reach out on rental potential for this property.
SLEEPS	8
BEDROOMS	4
BATHROOMS	4



LOCATION GPS: 42.966741,12.011755  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Il Giardino is a picture-perfect townhouse in the centre of Città della Pieve, a pretty hilltop town that balances everyday ease with Umbrian charm.

Set over three floors, the house's character is formed by the materials and its layout. Terracotta floors, ancient wooden beams and vaulted brick ceilings, as well as pietra serena steps, tell the building's history.

There are four separate entrances to the property: the first leads from the street straight into the private garden which is brimming with jasmine, roses and mature trees and is large enough for a dining terrace and lounge area and with still more space to play with. A second door on the same street leads to the two bedrooms on the first floor. The other two entrances are opposite each other: one gives access to a service area and a small gym, while the other opens onto a passage that leads to one of the sitting areas.

The views from the house are magnificent, as is its location. There are shops and restaurants on the doorstep and some of Umbria's most beautiful spots are just a short drive away, including Perugia, Assisi and Lake Trasimeno.

## LAYOUT

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### BEDROOMS

The house has four bedrooms, two large en-suites on the first floor, and two on the ground floor.

### BATHROOMS

The en-suite bathrooms on the first floor are large and comfortable and one includes a bath tub. There are two shower rooms on the ground floor.

### KITCHEN

The large kitchen has beautiful wooden ceiling beams, two large square internal openings in adjoining walls that let in lots of lovely light – one goes through to the dining room and the other to the living area closest to the garden. There is also a pizza oven.

### LIVINGROOM

There are several places to sit and relax at Il Giardino. The main sitting room is next to the dining room and has two large French windows that open onto the garden, as well as a cosy fireplace. A second sitting room is at the back of the house on the ground floor, close to the entrance to the cellar.

### OTHER ROOMS

A large, traditional cellar can be accessed internally as well as from one of the alleys outside, which also connects to another room that is currently used as a gym. The technical room is under the stairs.

## FACILITIES

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### OUTSIDE

The large garden has far-reaching views over the Umbrian hills and is a private oasis in the heart of this beautiful town. A vine offers shade over a paved dining area while mature trees and shrubs define the rest of the space which offers huge potential for keen gardeners but, equally, is lovely as it is.

### TECHNICAL



The property is connected to mains gas, electricity and water. Radiators provide heating and there are two boilers.

A well in the garden provides water for the irrigation system and there is garden lighting, too.

## ENERGY

Class F

## OTHER FEATURES

## DIRECT ENVIRONMENT

Located in one of Città della Pieve's historic alleyways, Il Giardino is one of a row of townhouses all built in the same style.

## NOTES

The asking price refers to the sale of the property in its current state, as described in this profile. Some of the furniture and interior décor is also for sale, under separate agreement with the vendor.

## SURROUNDING

### TRAVEL

*Air* : The nearest airports are: Perugia [PEG] (53km); Florence [FLR] (151km); Ancona [AOI] (158km); Rome Ciampino [CIA] (170km); Rome Fiumicino [FCO](182km); Pisa [PSA] (212km); and Bologna [BLQ] (233km).

*Train*: There is a train station in Chiusi (14km) where car hire is available.

*Road*: The A1 motorway exit closest to the property is at Chiusi (14km) for connections to Florence and Rome.

### DISTANCES

Il Giardino 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: Castiglione del Lago (24km); Montepulciano, which is famed for its wine (35km); Cortona (44km); Deruta (45km); Orvieto (48km); Todi (67km); Assisi (68km); Perugia (68km); Montefalco/Bevagna (74km); Arezzo (77km); Città di Castello (90km); Gubbio (93km); Siena (94km); Spoleto (103km); Rome (154km); and Florence (167km).

### LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is only 25km away. For golfers, 9-hole Lamborghini Golf Course in Panicarola is just 16km away, while 18-hole Golf Club Perugia in Ellera Umbra is 28km away or Antognolla Golf Club - one of the best courses in Italy - is just 53km away.







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