



## IL MONTE

*This handsome villa has beautifully proportioned rooms with easy access to the garden, making it the perfect year-round property to share with friends and family.*

|                  |   |
|------------------|---|
| PRICE            | EUR 1.250.000   |
| SALES CATEGORY   | ready to move in  |
| DIMENSIONS       | The main house is 340sqm, the separate garage is 150sqm and the detached barn which is not next to the property is 200sqm. There are approx. 11 hectar of land, 5 of which are productive olive groves. All measurements are approximate. |
| RENTAL POTENTIAL | This property is not currently part of SpecialUmbria's holiday rental portfolio. We are happy to provide more information about the holiday rental market and how this property could fit SpecialUmbria's rental portfolio.               |
| SLEEPS           | 10  |
| BEDROOMS         | 5   |

BATHROOMS 5

LOCATION GPS: 42.948954,12.013239  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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Il Monte is just 15 minutes' walk from the beautiful hilltop town of Città della Pieve yet is surrounded by olive groves on the slopes of the beautiful Umbrian countryside. Accessed by a private driveway with electric gates, the house has a large garden and fabulous views in every direction.

The house dates back to the 1800s and was last restored in 2000. All the rooms are spacious and well-proportioned with the ground-floor rooms connecting through original archways. The large kitchen also has double doors to the garden. The bedrooms are all on the first floor and the second floor has spacious attic rooms, one of which is currently used as a games room.

The detached annex near to the house is used as a garage and the olive grove has around 2,000 trees producing DOP-grade extra virgin olive oil.

## LAYOUT

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### BEDROOMS

The house has five spacious bedrooms, all on the first floor.

### BATHROOMS

There are five bathrooms in the main house: four on

the first floor and one on the ground floor.

### KITCHEN

The spacious kitchen is connected to the living space and has double doors out to the garden. There is a utility room and a large pantry accessed from the kitchen with plenty of space for food preparation and storage.

### LIVINGROOM

The large living room has a big fireplace with an integrated system that helps heat the ground floor, where there is also a formal dining room and an office area.

## FACILITIES

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### OUTSIDE

The property is surrounded by a mature garden with a vegetable plot, a terrace for outdoor dining, a gravel sweep in front of the entrance and shaded parking for several cars. Currently the property does not have a swimming pool but permission would be granted and there are several suitable locations. There are 12 hectares of land included in the sale. Over five hectares of this are olive groves with 2000 trees producing DOP-grade olive oil as well as 300 walnut trees.

### TECHNICAL

The property is connected to mains gas, water and electricity and is heated by radiators. Photovoltaic roof panels provide 33 kw of power. A well is present used for irrigation and a water collection tank which ensures the pressure remains constant. The house has an alarm system and an electric entrance gate.

### ENERGY

Class G

### OTHER FEATURES



## DIRECT ENVIRONMENT

The house is a 15-minute walk or a short car journey away from Città della Pieve.

## NOTES

The mentioned price refers to the last asking sales price of the property in its current state, as described in this profile, before it was committed to be sold in July 2024.

## SURROUNDING

### TRAVEL

**Air:** The nearest airports are Perugia [PEG] (53km); Florence [FLR] (155km); Rome Ciampino [CIA] (170km); Rome Fiumicino [FCO] (185km) and Pisa [PSA] (211km). **Train:** There is a train station at 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 Monte 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 (26km); Montepulciano, which is famed for its wine (35km); Perugia (43km); Cortona (45km); Orvieto (48km); Deruta (58km); Assisi (64km); Arezzo (65km); Todi (75km); Gubbio (88km); Citta di Castello (92km); Montefalco/Bevagna (94km); Siena (94km); Spoleto (102km); Florence (132km); and Rome (170km).

### LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is only 25km away. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (16km), or 18 holes at Golf Club Perugia in Ellera Umbra (28km).









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