



## IL PONTE

*Il Ponte recently restored offers top quality materials and excellent location in the area between Montefalco and Spoleto*

PRICE	EUR 2.200.000
SALES CATEGORY	ready to move in
DIMENSIONS	Internally, the property measures approximately 784 smq. The outdoor measures approximately 3 hectares including fields..
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	10
BEDROOMS	10



BATHROOMS 11

LOCATION GPS:

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



## INTRODUCTION

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Il Ponte is the perfect example of the most exquisite renovation. The key point for the property is the top quality of materials and systems. Plunged in a open-wide valley, it boasts view onto the countryside and in the distance the Appennines. The large garden is surrounded by mature tree and a stream flows nearby.

The oldest part of the original building dates back the end of the 18th century and it was formerly used as a water-mill.

The building has just been renovated maintaining its original characteristics and using high-quality finishes and state-of-the-art systems.

The interiors feature a handmade terracotta flooring, vaulted or beam ceilings and a few stone walls.

Il Ponte spreads on 3 floors plus a underground floor for technical equipments.

Most of the ground floor is dedicated to the living area. From the large main entrance, a design staircase leads to the upper floors, which can also be reached with a lift (suitable for people with disabilities).

On the left, there's the eat-in kitchen, the dining room from where you access the large portico overlooking the swimming pool, a double living

room with a fireplace divided into two areas by a brick vault inherited from the original country house.

The bedroom area on the ground floor can also be accessed from an independent entrance from the outside, and it includes two bedrooms, both with an en-suite bathroom.

The first floor is divided into two areas, the largest one is connected internally, via the staircase and the lift, and externally via the independent entrance. It includes 5 bedrooms, all with an en-suite bathroom, and a large passageway/living room in the staircase-lift area.

The other area has an independent entrance and houses an apartment with a living room, a kitchenette, a bathroom, a bedroom and an additional room with a private bathroom.

The second floor includes a bedroom with an en-suite bathroom, a large passageway that can be used as a living room/study, a bathroom and a large room with access to a terrace.

## LAYOUT

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### BEDROOMS

There are two bedrooms, both en-suite on the ground floor. On the first floor there are six bedrooms, with cotto floors and wooden beams. All are very spacious and all are en-suite. On the last floor there is large double bedroom connected to a private office and another bedroom. Both have their own private toilet.

### BATHROOMS

All bathrooms have resin details, and they house either a shower either a tub. On the ground floor there is also a toilet for guests.

### KITCHEN

The large kitchen is expertly designed and professionally equipped. It leads directly to the



dining room, that can accommodate up to 20 people. It is also present a good hoists connected to a second industrial kitchen in the basement.

## LIVINGROOM

The living room is a large, comfortable and elegant room with a working fireplace and direct access to the outside. It boast a beautiful exposed stone vaulted area perfect as a reading room or a second sitting room. The dining areas are two: one in front of the kitchen and the second one connected to the living area. A second living area is also present on the first floor where there is also another fireplace.

## OTHER ROOMS

A small separate apartment is present as well, where there is a sitting area with kitchen corner and and office and bathroom. There are several rooms housiing technical equipment, pantry and laundry room.

## FACILITIES

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### OUTSIDE

The old mill is surrounded by a private 3-hectare plot of land with a large garden and a heated swimming pool with whirlpool (14.5 m x 9.35 m x 1.5 m) The garden has automated irrigation and houses 150 fruit trees.

### TECHNICAL

The house has full heating system, using a boiler. There is satellite TV and Wi-Fi, solar panels and domotic commands. The windows are double-glazed. There are also mosquito nets. In the garden there is an irrigation system in place. The pool is heated with solar panels. The property is also equipped with a very well inserted and conceived lift connecting the 3 floors.

### ENERGY

A+

## OTHER FEATURES

private pool, pool heating

## DIRECT ENVIRONMENT

The property is located in a valley where other houses with the same style are located, fields and meadows.

## PROPERTY MANAGEMENT

You can find more information in the separate section 'Property Services' on this website.

## NOTES

The asking price is intended furniture excluded. The property is sold by a company, so VAT might be applied.

## SURROUNDING

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### TRAVEL

The airport of Perugia is the nearest one (55 km away, meaning half an hour by car); whereas the airport of Roma Ciampino is 158 km away and Roma Fiumicino is 174 km away.

### DISTANCES

Il Ponte is close to several towns and cities in both Umbria and Tuscany, including, Montefalco (11km); Spoleto (15km); Bevagna (18km); Todi (37km); Assisi (40km); Perugia (64km); Orvieto (72km); Rome (145km); and Rome (207km).





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