



IMAGO

This beautifully restored and impeccably maintained property is perfect for those looking for a peaceful and private retreat in unspoilt countryside.

PRICE	EUR 1.450.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house: 438sqm Garage: 27sqm Technical room: 50sqm Private land: 1.10 hectares of farmland that is currently a mix of meadow and arable All measurements are approximate.
RENTAL POTENTIAL	This property is not currently available as a holiday rental, but we are happy to provide information about the holiday rental market and how the property could fit SpecialUmbria's rental portfolio
SLEEPS	8
BEDROOMS	4
BATHROOMS	5

LOCATION GPS: 43.216820,12.270276
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INTRODUCTION

Imago is a typical Umbrian farmhouse set in rolling countryside in the heart of Italy. For many years it was home to an important English family who sold the house to the current owners. They, in turn, undertook a full renovation in 2022 and have transformed Imago into a comfortable and welcoming home, while respecting the property's many original details.

The house is set over three levels and retains beautiful cotto floors, wooden ceiling beams and large stone fireplaces. The rooms are bathed in light and there is a wonderful connection between the house and the outdoor areas from all the rooms on the ground floor.

A new kitchen with a wood-burning stove occupies a double-height, galleried room, while there is a fully equipped prep kitchen in another room behind, both fitted with Shaker-style wooden units. The four bedrooms are on the first floor, each with a private bathroom, while a sitting room on the second floor could become an additional bedroom.

The house is surrounded by a landscaped garden, rich in both colour and fragrance, that has been immaculately maintained. It includes a pool with a sun terrace and a separate shaded dining area. There are further dining terraces either side of the house to catch the sun throughout the day.

The property is in an ideal position, close to both Perugia and Umbertide, in some of Umbria's prettiest countryside.

LAYOUT

BEDROOMS

There are three large double bedrooms, all with en-suite bathrooms, on the first floor, along with the principal suite. All the bedrooms, and the second-floor sitting room that could be turned into a fifth bedroom, have air conditioning.

BATHROOMS

All the bathrooms are en-suite and there is a guest loo on the ground floor.

KITCHEN

The large, hand-crafted kitchen blends rustic elegance with industrial touches and occupies a double-height room with doors to the garden. There is a separate prep kitchen behind which doubles as a pantry with plenty of food storage space and a handy door to outside.

LIVINGROOM

The sitting room has a beautiful stone fireplace with a window either side and is big yet cosy. A large stone arch connects to the dining room which, like the sitting room, has a ceiling made of beams and cotto tiles.

OTHER ROOMS

There is a small garage by the pool that provides excellent storage. The house has a small pantry area that is currently used to store wood.

FACILITIES

OUTSIDE

The enclosed garden has been thoughtfully designed

and beautifully maintained. An oasis of scents and colours, there is a large collection of roses, pine trees, herbs, shrubs, flowers and topiary, as well as an immaculately kept olive grove. The pool (11m x 4.7m; depth: 0.09m – 2.10m) has a large brick surround, an outdoor shower, and a dining terrace shaded by a vine-covered wooden pergola.

TECHNICAL

The property is connected to mains electricity and the electrics were completely redone in 2022. The water supply comes from an artesian well and there's an irrigation system in place in the garden. The house has gas central heating with radiators. All the bedrooms have fan coil air conditioning. There are several fireplaces that can be lit in the cooler months. There is good broadband throughout the house and by the pool. Sewage is via a septic tank.

ENERGY

G

OTHER FEATURES

DIRECT ENVIRONMENT

Imago has two gravel access roads. One comes from the bottom of the valley and is a little longer and bumpier, while the second was recently redone by the current owner and provides access from above the property and is approximately 2km long. The driveway to the house is lined with cypress trees and access to the property is via an automatic gate. The property is surrounded by rolling hills and woodland, is entirely private and offers wonderful views.

NOTES

The asking price refers to the sale of the property in its current state, as described in this profile. Furniture is not included but some pieces may be

negotiated by separate agreement. Imago is approximately 700m from a modern landfill site. This is well-managed and there are no issues around odours or unsightliness.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (35km); Florence [FLR] (158km); Rome Ciampino [CIA] (208km); and Rome Fiumicino [FCO] (223km).

Train: There is a train station in Perugia (15km), where car hire is available.

Road: The exit closest to the property is at Perugia (15km).

DISTANCES

Imago is close to several towns and cities in Umbria and Tuscany, including: Castel Rigone (6km); Colle Umberto (9km); Lake Trasimeno (11km); Castiglione del Lago (29km); Perugia (15km); Umbertide (20km); Cortona (38km); Montepulciano, which is known for its wine (47km); Assisi (51km); Montefalco/Bevagna which is also known for its wine (65km); Todi (67km); Spoleto (86km); Orvieto (90km); Siena (91km); Florence (135km); and Rome (190km).

LEISURE & ACTIVITIES

Lake Trasimeno, with its beaches and boats, islands and water-sports facilities, is only 11km away. For golfers, 18-hole Antognolla Golf Club - one of the most spectacular and challenging courses in Italy, is just 15km away. The property is in a renowned wine region and there are numerous vineyards nearby that offer tastings and tours, similarly for olive oil.





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