



INTRECCIO

Finely recently restored luxury farmhouse, with unique views over the Niccone Valley, with contemporary and elegant touches blended together with the warmth of typical materials

PRICE	EUR 2.200.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is 426 sqm; The garage/storage is 61sqm; Technical room is 9 sqm and it is located after/under pool area; Land is approximately 2.2 hectares; All measurements are approximate.
RENTAL POTENTIAL	This property is not on rental market, SU is happy to advice how to bring it to the rental market.
SLEEPS	10
BEDROOMS	5
BATHROOMS	4



LOCATION GPS: 43.2405577,12.2198503
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Nestled in the rolling hills of Umbria, near the charming village of Preggio and just above Reschio Castle, Intreccio is an architectural masterpiece that blends contemporary elegance with the region's natural beauty. This exquisite retreat offers breathtaking panoramic views, an brand new 5x16 swimming pool, and a serene atmosphere designed for ultimate relaxation.

The building dates back to 1620, as it is also shown by the original stone that was built into the property, and the property has been restored in 1995 and in 2024.

The villa's modern design is complemented by traditional materials, featuring warm wooden beams, natural stone. The spacious, light-filled interiors are impeccably styled, with high-end furnishings and curated décor that exude understated luxury.

The pool with dark grey lined is a stunning vantage point where the water seamlessly merges with the horizon, creating a tranquil oasis amidst the lush countryside. Multiple terraces and outdoor lounge areas provide the perfect setting for al fresco dining, sunset aperitivos, or simply unwinding with the gentle sounds of nature.

Surrounded by rolling olive groves and unspoiled woodlands, Intreccio offers a sense of seclusion

while being within easy reach of Umbria's cultural treasures.

LAYOUT

BEDROOMS

All the bedrooms are located on the first floor and all offer amazing views. The master bedroom has a large fireplace with pellet stove inserted in it, and a very well made wardrobe space with cabinets.

BATHROOMS

Bathrooms are all new, and have walk-in showers expect for the main bathrooms that has also a tub.

KITCHEN

Kitchen is the masterpiece of the property, with Carrara marble top and kitchen isle. It is connected very easily with the outside.

LIVINGROOM

The ground floor of Intreccio recalls the original feature of a unique lounge area yet divided into different rooms. People can enjoy their privacy, or stay all together thanks to the very well thought about the flow. Fireplaces add the right amount of comfort.

OTHER ROOMS

There is a laundry room on the first floor. Garage for 2 cars, with a remote-controlled electric door and storage room.

FACILITIES

OUTSIDE

Swimming pool 16mx5m was built in 2024 and has a beautiful dark grey liner with Roman steps. The pool has also an automatic cover, insulated and predisposition to install heating system, for all year



use. The pool area includes expansive terraces, elegant stone walls and staircases. Total area of terraces around pool and house are in total prox. 475 sqm. Large pergola in the orchard is appr. 20 sqm. Fruit orchard with about 80 olive trees and a variety of appx. 30 other fruit trees (figs, peaches, apple, plums, pears, persimmons, apricots, lots of grapes..). Access to the property through 2 newly built remote controlled electric gates. The entire property is fully fenced.

TECHNICAL

The property is connected to main electricity (17 amp).

Heating is provided with 2 new gas boilers and 2 pellet stoves and 4 fireplaces.

The house is insulated/heated for all year use.

There is a private well.

Advanced security systems, including alarms, video surveillance and motion sensors, remotely controlled via an app.

ENERGY

In phase of definition

OTHER FEATURES

DIRECT ENVIRONMENT

Located in a quiet area, no direct neighbours, some other houses visible in the long distance and the tiny medieval town of Poggio is a few km away.

NOTES

The asking price refers to the property as described in these particulars. Large part of the furniture can be bought by separate negotiation. More surrounding private agricultural land may be acquired (up to approx. 45 hectares) against a separate price.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (47km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (155km); Ancona [AOI] (141km); Rome Ciampino [CIA] (218km); and Rome Fiumicino [FCO] (236km).

Train: The nearest train stations are in Passignano sul Trasimeno (18km), Umbertide (20km) and Terontola (33km), where car rental is also available.

Road: The A1 motorway exit closest to the property is at Passignano sul Trasimeno (18km; N75/E45) for northbound travel to Florence and southbound to Rome. At Umbertide the N3bis/E45 will take you northbound to the Adriatic coast and southbound towards Perugia.

DISTANCES

The villa is close to several towns and cities in Umbria and Tuscany, including: Umbertide (20km); Perugia (40km); Castiglione del Lago (38km); Citta di Castello (38km); Arezzo (61km); Montepulciano, which is known for its wine (56km); Gubbio (50km); Deruta (53km); Assisi (62km); Todi (77km); Montefalco/Bevagna (88km); Spoleto (97km); Orvieto (121km); Siena (100km); Florence (142km); and Rome (209km).

LEISURE & ACTIVITIES

For water-sports enthusiasts the beach at Lake Trasimeno is 18km away, near Tuoro sul Trasimeno and Passignano sul Trasimeno. For keen golfers there is a wide choice: Antognolla Golf 18-holes (16km), a 9-hole course at the Lamborghini Golf Course in Panicarola (35km) or 18 holes at Golf Club Perugia in Ellera Umbra (32km).





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