



LA CASINA

A beautifully restored stone cottage that mixes modern comfort, premium materials and timeless charm.

PRICE	EUR 370.000
SALES CATEGORY	ready to move in
DIMENSIONS	The habitable part of the house measures approximately 56 sqm and includes a ground floor and mezzanine; the gross surface is approximately 67 sqm. The garden measures just over a 1.000 sqm. All measurements are approximate.
RENTAL POTENTIAL	
SLEEPS	2
BEDROOMS	1
BATHROOMS	1

LOCATION GPS: 43.018284,12.150333
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INTRODUCTION

La Casina is a delightful stone and brick cottage for two in a tiny rural rural neighbourhood not far from Tavernelle. A former chapel, the cottage was fully restored in 2019, retaining original details in the stonework while the interior was renovated using beautiful, handcrafted local materials.

The ground floor is an open-plan kitchen, living and dining space with a solid oak floor and stone walls. Double-glazed windows flood the property with natural light, creating a bright and airy space that can be kept warm with the woodburning stove. The kitchen blends form with function thanks to the beautiful marble countertop and there is enough space to seat eight at the table. The shower room with a walk-in shower is also on this floor.

A handcrafted corten spiral staircase leads to the upper level – a semi-open mezzanine with oak floorboards laid on the ceiling beams of the floor below that are open in cross-section, showcasing the materials and traditional craftsmanship. The stairs bisect the space with the bedroom with one double bed and walk in closet on one side, and on the other side, built-in cupboard with a sofa couch in the middle that may be turned into a single bed. There are also automatic skylights and an AC unit. Each element of the property has been thoughtfully designed to maximise the space without compromising on quality. The furniture is custom-made by Paganelli.

Outside, there's a large, beautifully maintained garden surrounded by mature trees and with a neat, enclosed vegetable garden at the far end. The outdoor area, adjacent to the house, with its large sun-umbrella has been carefully designed to create an outdoor living area with a small outdoor kitchen, a large handmade table, stone countertops and a sink, and built-in space for the washing machine and boiler.

Approached along a gravel lane, the house is near to a handful of other properties yet private, surrounded by the rolling Umbrian countryside, woods and olive groves, and just a short car journey from the nearest shops.

LAYOUT

BEDROOMS

The bedroom is on a mezzanine level. A steel spiral staircase bisects the space with the open-plan bedroom on one side of it and on the other, a small walk-in wardrobe and built-in wooden cupboards that house an extra bed.

BATHROOMS

The shower room is on the ground floor and has a hi-spec walk-in shower.

KITCHEN

The new, custom-made kitchen has a five-ring gas hob, an oven and a dishwasher. The double height Smeg fridge fits neatly into a recess.

LIVINGROOM

The ground floor is open-plan and includes the kitchen, dining area and living room. There are double doors to the garden and a woodburning stove that helps heat the whole house. The dining area can comfortably seat eight and there is an outdoor dining area on the veranda.

OTHER ROOMS



The brick-floored un-covered veranda sits on the garden wall of the house and has a built-in outdoor kitchen with a beautiful stone sink, a built-in washing machine and a niche for the boiler.

FACILITIES

OUTSIDE

The large, well-maintained garden is mostly lawn with mature trees, shrubs and flowers, with a hedge along one side and a wall the other. There's a neat, fenced-off vegetable garden at one. The garden can be manually irrigated with water from the well. There is currently no pool but permission to build one will be granted. A private driveway curves along one side of the garden that could be used to increase the size of the garden.

TECHNICAL

- ~ The property is connected to mains electricity and gas (GPL).
- ~ There is a well for water and a septic tank for sewage.
- ~ The house is heated by Thermic radiators.
- ~ There is an AC unit in the bedroom.
- ~ The woodburning stove is an Stuv 30 model with fireplace function.
- ~ There is good wifi connection.
- ~ The house has an alarm system.

ENERGY

Class A1

OTHER FEATURES

DIRECT ENVIRONMENT

La Casina is part of agricultural area, very close to the town of Tavernelle. There are neighbouring houses that however do not impact the full privacy.

NOTES

The asking price refers to the sale of the property in its current state, as described in this profile. The property can be sold furnished for an additional cost to be agreed separately, excluding personal belongings amongst which tableware and cutlery. The electricity pylon in the garden can be moved or buried. Permission for a pool will be given if required.

SURROUNDING

TRAVEL

Air: The nearest airports are Perugia [PEG] (36km); Ancona [AOI] (153km); Florence [FLR] (163km); Rome Ciampino [CIA](175km); and Rome Fiumicino [FCO] (190km).

Train: There is an international train station in Chiusi (24km) where car hire is available.

Road: The motorway exit closest to the property is at Fabro (26km) for connections to Rome and at Chiusi (24km) for Florence.

DISTANCES

Many of Umbria and Tuscany's loveliest towns and cities are within easy reach, including: Tavernelle (2km); Città della Pieve (17km); Castiglione del Lago (24km); Deruta (27km); Perugia (30km); Cortona (40km); Montepulciano, famed for its wine (43km); Todi (50km); Assisi (52km); Orvieto (54km); Montefalco/Bevagna (56km); Gubbio (78km); Città di Castello (86km); Spoleto (87km); Arezzo (89km); Siena (99km); Florence (143km); and Rome (164km).

LEISURE & ACTIVITIES

Lake Trasimeno (21km) has water sports facilities and beaches as well as lovely walks nearby in the Niccone Valley. There are three golf courses within easy reach: nine-hole Lamborghini Golf Course in Panigarola (13km), 18-hole Golf Club Perugia in Ellera Umbra (20km) and 18-hole Antognolla Golf Club - one of the best courses in Italy (40km).







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