



LA CASINA

This fully restored home is a true gem, offering modern luxury with timeless charm. Featuring premium materials it's move-in ready and perfect for comfortable, quality living.

PRICE	price upon application
SALES CATEGORY	ready to move in
DIMENSIONS	The habitable area is approximately 48 sqm, consisting of ground floor and mezzanine. The outdoor covered terrace area, adjacent to the house, consists of a pergola measuring approximately 26 sqm. The garden is approximately 1.060 sqm large.
RENTAL POTENTIAL	
SLEEPS	2
BEDROOMS	1
BATHROOMS	1



LOCATION GPS: 43.018284,12.150333
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

La Casina is a delightful small house, fully restored in 2019 with impeccable attention to detail and premium materials throughout. Perfectly positioned to offer both privacy and comfort, this independent home is a rare find in today's market, obtained by a tiny countryside old chapel, of which still keeps some of the original details in the masonry.

Upon entering, you'll be welcomed by a warm atmosphere, enhanced by high-quality finishes. The open living area features solid oak flooring that exudes timeless elegance enhanced also by the cut of the different size of panels, that create an even more accurate result; while the walls, finished with natural stones, give the space a soft, earthy texture. Double-glazed windows flood the rooms with natural light, creating a bright and airy environment.

The kitchen is a chef's dream, fitted with marble countertop blending style with functionality. Every element has been thoughtfully designed to maximize space without compromising on quality.

The ground floor is completed by the beautifully designed bathroom that features sensorial walk-in rain shower. The flooring of the bathroom is wood as well as the furniture. The double glazed window on the other hand is made in corten that blends perfectly with stone-exposed walls.

The bedroom is located on the semi-open mezzanine area, whose floor is made of natural wooden planks, and it boasts roof wooden beams. This whole atmosphere winks at a welcoming mountain hut, but still preserving Umbrian country house style's key elements.

On this floor, there is also a walk-in wardrobe cabinet and a built-in wooden wardrobe that hosts also an extra bed.

The final touch to the design of La Casina is the handcrafted spiral stair and railing, made in corten.

The roof windows are automatic to open and close. There is also an AC unit, wisely located in order to cool down the whole house.

All the furniture are custom-made by Paganelli.

Outside, the property is surrounded by a quaint, low-maintenance garden with lush greenery and vegetable garden. The patio area, has been thoroughly designed, creating an further living area, with small outdoor kitchen, large handmade table, stone countertops and built in space of washing machine and boiler.

LAYOUT

BEDROOMS

The bedroom is cosily located on the mezzanine floor, with open space, including a small walk-in wardrobe and a large built-in wooden wardrobe, in which it is also inserted a further bed.

BATHROOMS

Bathroom made with the utmost standard, located on ground floor, with walk-in sensorial shower.

KITCHEN

Custom-made new kitchen, with hobs, oven and dish washer. Directly connected to dining and living room area.



LIVINGROOM

The living area has a comfortable sofa and it is directly accessible from outside. It boasts a 3 function wooden stove, that also support the whole heating of the house, beside creating the cosiest atmosphere. The dining area is part of the same room, accomodating easily up to 8 people.

OTHER ROOMS

Outside there is covered and insolated pergola, with outdoor kitchen, built in washing machine and boiler niche.

FACILITIES

OUTSIDE

Perfectly maintained garden, with large vegetable garden, irrigated through out. Large outdoor wooden carved table and chairs under a magnificent old century tree. Pool not present, but that will be authorized. There is also a very well built in BBQ area. Private driveway that can be used as further outdoor expansion of the garden area.

TECHNICAL

The property is served for water by a well. It is connected to electricity and gas (GPL). Sewage system through septyc tank.

Heating is via radiators of top quality and designed (Thermic).

There is also present a wood stove, Stuv 30 model, with fireplace function.

AC unit in the bedroom.

Well connected to wifi internet.

The house is equipped with alarm system.

ENERGY

Class TBD

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 property as described in the profile. Furniture can be purchased upon separate offer. The electrical pole present in the garden can be moved or buried.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (40 km) with flights from Rotterdam Airport (Transavia) and Brussels (Ryanair) and London (BA and Ryanair); Rome Fiumicino (190 km) and Ciampino (175 km)

International Airports and Florence International Airport (165 km); nearest A1 Motorway exits are at Fabriano (22 km) for Rome and exit Chiusi (25 km) for Florence; international train station of Chiusi (22 km) also hosts car rentals.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (45 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (105 km), Florence (145 km), Perugia (35 km), Gubbio (80 km), Todi (60 km), Orvieto (50 km), Spoleto (95 km), Montefalco / Bevagna (85 km), Deruta (50 km), Assisi (55 km) and of course Rome (170 km).

LEISURE & ACTIVITIES

Ideal for long walks directly from the property. Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (16 km) at Golf Course Lamborghini (9 holes) and in



Ellera Umbra (28 km) at Golf Club Perugia (18 holes).







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