



LA CHIESETTA

A pretty 11th century church provides the focal point of this stunning property that is equally suited to a private family villa or a picture-perfect events location.

PRICE	EUR 4.150.000
SALES CATEGORY	ready to move in
DIMENSIONS	The former church, which includes the kitchen, dining room and drawing room, measures 134 sqm. The house, which includes the bedrooms, measures 340 sqm. Private land, which includes the gardens, an olive grove, fields and 1.000 truffle trees, measures 3.77 hectares. All measurements are approximate

**RENTAL POTENTIAL**

La Chiesetta has been part of Special Umbria's holiday rental portfolio. We would be happy to resume renting out this property with the new owner, so long as the quality and style of the villa remain similar or better. Please contact us for more details.

SLEEPS

14

BEDROOMS

8

BATHROOMS

7

LOCATION

GPS: 43.235871,12.373883

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



INTRODUCTION

La Chiesetta is an irresistibly charming former chapel, dating back to the 11th century, and an accompanying farmhouse, nestled within a wine estate in the rolling hills just 20 minutes north of Perugia.

The current owners took on this once-abandoned valley in 2014 and carried out a full renovation of the buildings. The estate is now thriving and includes some other well-restored private properties at comfortable distance from La Chiesetta, olive groves, vineyards, truffle wood and a winery.

The property up for sale is composed of the chapel and farmhouse with surrounding land that form the heart of the estate. The authentic architecture and sensitive renovation sit beautifully in this spectacular setting. The two buildings remain separate, with the chapel housing a large kitchen, dining room and spacious living room. The

farmhouse has eight bedrooms – six doubles (five are en-suite) and two singles - as well as a cosy sitting room.

La Chiesetta is a large family home that also lends itself perfectly to weddings, concerts or any other big gathering, thanks to its captivating mix of grandeur, warmth and charm. The chapel's pale stone walls and magnificent beamed roof offer an incredible venue space.

There's a terrace between the chapel and farmhouse that's perfect for a drinks reception, and guests can dine al fresco at long tables next to the stunning backdrop of the chapel which, come dusk, is beautifully floodlit.

A cypress-lined avenue leads to an elegant pool area with an outdoor shower and a wisteria-clad pergola. The buildings are surrounded by fully fenced private land, partly with hedges and on one side by a small local river stream, on which one may find an olive grove, truffle wood, fields and very well kept lush gardens.

All furniture and accessories are included in the sale of this property.

LAYOUT

BEDROOMS

La Chiesetta accommodates 14 guests in six double bedrooms, five of which are en-suite, and two singles. The rooms are large and elegant, with exposed stone walls, cotto floors and beamed ceilings, and are individually decorated. Stone stairs from the vaulted hallway lead to the first floor where there is a centrally located sitting room. The three double bedrooms upstairs are air conditioned.

GROUND FLOOR

Assisi

This is a large double with an en-suite that has both a shower and a free-standing bath. Doors lead out to a terrace and the views look down the valley.

Pierantonio

This is a double or twin, with an en-suite shower and



its own private terrace.

Antognolla

This ground-floor double or twin is suitable for disabled guests. It has an en-suite with a shower, and a private terrace.

La Bruna

A single room with a basin, a small fridge and a kettle, which is ideal for an older child or teenager.

FIRST FLOOR

Monte Corona

This is the principal bedroom with a large double bed, a fireplace, an en-suite shower and a private terrace. There is an external staircase giving the room its own outside entrance.

Monte Acuto

This double can be made up as a twin with an en-suite shower room.

Monte Tezio

A double or twin with a separate bathroom next door.

Monte Subasio

This charming small single has its own handbasin and shares a nearby bathroom.

BATHROOMS

All six bathrooms are different but share the same level of luxury and simplicity as the bedrooms where, for the most part, the original architecture provides the decoration.

KITCHEN

The expertly equipped kitchen is located at the front of the renovated chapel and includes a double oven, a six-ring gas hob, a dishwasher, microwave, espresso maker and an American-style fridge freezer. A kitchen table and chairs offer a cosy spot for meals or a coffee inside. Doors lead out to the dining terraces which are shaded, and there is an impressive BBQ set-up here, too.

LIVINGROOM

The chapel maintains the original architecture, including a recently discovered small crypt. An

impressive space, it combines a sense of its history with a gentle, peaceful atmosphere. It's a large room that is furnished with comfy sofas and a grand piano. Its peaceful atmosphere makes it a delightful relaxation space, perfect for yoga and meditation. The furniture can be moved around and it becomes a magnificent space for entertaining, whether it's a wedding ceremony, a concert or a big party, with the large floor-to-ceiling window offering beautiful views of the surrounding countryside. Next door is a dining room that can seat 14, with a woodburning stove for the cooler months and air conditioning for the summer. Doors from the dining room lead onto an outdoor dining terrace shaded by a pergola with a large table that comfortably seats 14 or more guests.

OTHER ROOMS

There is a laundry room with a washing machine, tumble dryer and sink on the ground floor of the farmhouse. A sitting room on the first floor has a woodburning stove.

FACILITIES

OUTSIDE

The large, elegant pool is accessed along an avenue of cypress trees and is surrounded by sun loungers and parasols. There's an outdoor shower and a pool house with a drinks fridge and a loo, a laundry room and a tech room. There's a BBQ next to the kitchen and the outside dining area which is shaded by a pergola and has enough room to seat 20. Lawns, a vegetable garden, an orchard and an olive grove surround the house.

TECHNICAL

Water for the property comes from an well, coming into the house via a filtrating and softening system. By the end of 2025, water mains will have been hooked up for the house. Also the well remains, and there's an arrangement to take dam water. Mains electricity and gas are hooked up. There are gas boilers for the underfloor heating as well as radiators in some areas. AC is in the kitchen and in



all the bedrooms. Sewage is functioning via a septic tank with natural dispersion as per regular countryside norms and practice.

Good working Wifi is hooked up.

Double-glazed windows and mosquito nets are present throughout the property.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Situated at the foot of Monte Tezio, the panoramic views from the property are sublime, with Monte Subasio and Assisi to the south, the castle at Antognolla to the west and, to the north, wooded hills reaching to the Apennines.

Access to the property is via a gravel road and Antognolla Golf Club, one of Italy's best golf courses, is less than ten minutes' drive away on a well-connected road.

PROPERTY MANAGEMENT

The current management and maintenance of La Chiesetta may be continued upon taking separate arrangements during the sale.

NOTES

The property is for sale with all furniture and accessories included, as described in this profile, with the exception of a few personal items. The property is also currently available for short-term rent where it is expected that all future confirmed bookings will be respected by all parties involved.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (28km)

with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (152km); Ancona [AOI] (156km); Rome Ciampino [CIA] (213km); Bologna [BLQ] (218km); and Rome Fiumicino [FCO] (230km).

Train: The nearest train station is in Pierantonio (7km) or Umbertide (14km) where car rental is available.

Road: The E45 motorway exit closest to the property is at Pierantonio (7km), with Umbertide, Città di Castello, Ravenna, Rimini, Bologna and Milan to the north and Perugia to the south.

DISTANCES

La Chiesetta is close to several towns and cities in both Umbria and Tuscany, including, Umbertide (14km); Perugia (26km); Gubbio (30km); Monte del Lago at Lake Trasimeno (33km); Deruta (40km); Assisi (43km); Spello (45km); Castiglione del Lago (54km); Cortona (57km); Todi (66km); Arezzo (67km); Montepulciano, which is famed for its wine (72km); Montefalco/Bevagna (74km); Spoleto (78km); Orvieto (99km); Siena (115km); Florence (159km); and Rome (193km).

LEISURE & ACTIVITIES

This beautiful valley has a long tradition of producing fine wine. In 1974, the authoritative American wine journalist, Burton Anderson, wrote about an impressive white wine from land that now falls within the Carmine estate. La Chiesetta has an acclaimed 'terroir' and the owners have taken advice from the prize-winning oenologist, Giovanni Dubini. The estate currently offers wine tastings and tours, and truffle hunts. The local area is excellent for hiking, climbing and mountain biking. La Chiesetta is just ten minutes away from Antognolla, a Robert Trent Jones II-designed golf course that offers a tough test of ability in incredible scenery with a fabulous clubhouse that also serves delicious food.





Please check this profile on our website for more pictures. Thank you.