



## LA CHIESETTA

*The XI century church, from which this stunning property originates from, is a dream come true property, located in a secluded spot of Umbria, only 10 minutes from the outskirts of Perugia.*

PRICE	EUR 4.150.000
SALES CATEGORY	ready to move in
DIMENSIONS	The church where the sitting, dining and kitchen are, is approximately 134 sqm The part where the bedrooms are, is approximately 340 sqm Land included is 3,77 hectares approximately, including truffle woodland

**RENTAL POTENTIAL** La Chiesetta has been part of Special Umbria's holiday rental portfolio. We would be delighted to continue to rent 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 XI century, and accompanying farmhouse, nestled within a vineyard estate. Set amid the lush, rolling hills just 20 minutes north of Perugia, it offers the perfect blend of tranquility and beauty.

With full renovation conducted in 2014, it represents a unique example of old buildings converted into 5 star private properties.

Lovingly restored by the current owners, La Chiesetta offers unique charm, with its original materials, architectural features, large spaces, and lush garden all around.

The chapel and farmhouse are separate structures, with the chapel now housing a large kitchen, dining room, and spacious living room. The farmhouse offers eight bedrooms—six doubles (five en-suite)

and two singles—along with a cozy sitting room.

Few properties are as perfectly suited for special occasions, whether it's a wedding, a concert, or any other memorable gathering. Arriving there is just captivating by the grandeur of the setting, yet welcomed by its warmth and charm. The chapel, with its pale stone walls and stunning beamed roof, offers a magical space that can be transformed for any event, leaving guests in awe.

Between the chapel and farmhouse lies a beautiful terrace, ideal for a drinks reception, while al fresco dining at long tables next to the chapel provides a stunning backdrop as the evening fades and the venue is softly illuminated.

A cypress-lined avenue leads to an elegant pool area with external shower and wisteria covered porch.

## 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 with a mix of new and original furniture. 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 that can be changed to a twin, with an en-suite shower and its own private terrace.

#### ANTOGNOLLA

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

#### LA BRUNA

This single room has a basin, a small fridge and a



kettle and 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 a private external staircase giving the room its own entrance.

##### MONTE ACUTO

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

##### MONTE TEZIO

Similar to Monte Acuto, this can be made up as a double or twin and has use of a separate bathroom next door.

##### MONTE SUBASIO

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

#### BATHROOMS

All five en-suite bathrooms are different but share the same level of luxury and the simple decoration of the bedrooms where, for the most part, the original architecture provides the decoration. There is also an extra family bathroom.

There is also a small bathroom under pool.

#### 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 offers 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 its 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 and relaxing 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. Doors from the dining room lead onto an outdoor dining terrace shaded by a pergola with a large table that comfortably seats 14.

#### 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

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##### OUTSIDE

The large, elegant pool is accessed along an avenue of cypress trees and is surrounded by sunloungers and parasols. There's an outdoor shower and a pool porch with a drinks fridge. Below the pool, it is found a space with a small toilet, a laundry room and extra storage. The BBQ is next to the main kitchen and the outside dining area. The outdoor spaces are completed by a vegetable garden, an orchard and olive grove. In front of the kitchen there is also a pergola with table to accommodate 14 guests. A further table is present.

##### TECHNICAL

Water is provided by presence of a well, but with possibility to be easily connected to mains too.

Water softener is present for filtration.

Electricity from the grid.

Gas is from mains and for the heating there are boilers. Heating is underfloor, with the presence of also some radiators; AC in the kitchen and in three of the bedrooms.

Sewage with septic tank.

WiFi is present.



Double glazed windows and mosquito nets throughout.  
Stove wood burner in the sitting area on first floor.

## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

The access to La Chiesetta is via a gravel road. Few km away from Antognolla Golf Club, on a well connected road.

## NOTES

The property is sold with all furniture and accessories included, beside few personal items.

## 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); Center of Perugia (20km); 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. The owners of La Chiesetta are excited to be making wine from such an acclaimed 'terroir' and are advised by the prize-winning oenologist, Giovanni Dubini. The estate is able to offer wine tastings and tours, and truffle hunts - please ask for further details. Guests are welcome to roam the estate and 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 stunning scenery with a fabulous clubhouse that also serves delicious food.











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