



LA NOCE

Flexibility defines this exceptional property: the first floor has been expertly renovated to create a three-bedroom home with a delightful garden, yet it also offers further renovation potential across the ground floor and the opportunity to add a pool.

PRICE	EUR 590.000
SALES CATEGORY	
DIMENSIONS	First floor: 172sqm Ground floor: 131sqm to be restored Outbuilding/storage: 30 sqm Land included in the sale: 1.165 sqm All measurements are approximate
RENTAL POTENTIAL	This property is not currently part of our rental portfolio. Please ask us for further details regarding our project management services and how we can help the buyer renovate the ground floor and turn La Noce into an outstanding property that could become part of SpecialUmbria's exclusive rental portfolio.
SLEEPS	6
BEDROOMS	3
BATHROOMS	2

LOCATION GPS:
42.99838226291314,12.018905803983175
Scan the picture below with a suitable
smartphone or tablet computer:



INTRODUCTION

La Noce, named after the majestic walnut tree offering shade in the garden, is a charming farmhouse in a rural hamlet just moments away from the medieval hilltop town of Città della Pieve.

The property offers rare flexibility. The first floor has been carefully restored and includes traditional features such as original, uneven cotto floors and wooden ceiling beams in the double-height sitting room. The result is light and inviting rooms that look out over the garden and across an olive grove to the hills beyond.

The ground floor is yet to be renovated and offers an outstanding opportunity to create further generous living space. Structurally sound, traditional architectural features include tile and stone floors and wooden beams. Outside, there is plenty of space to include a pool.

La Noce is the perfect property for those who want to be able to move in immediately while also taking on a sustainable project that can evolve over time in a prime Umbrian location.

LAYOUT

BEDROOMS

The three bedrooms are on the first floor. All of them have cotto floors and wooden ceiling beams

and the principal bedroom is ensuite.

BATHROOMS

The bathrooms are new and have big showers. Individually decorated, they include traditional ceramic basins and marble splashbacks. One bedroom is ensuite.

KITCHEN

The freestanding kitchen takes up a corner of the large, first-floor sitting room.

LIVINGROOM

The first-floor sitting room boasts a large fireplace with a wood-burning stove on a raised hearth, high wood-beamed ceilings and a cotto floor. Windows flood the room with light while a glass door gives access to the external staircase to the garden.

OTHER ROOMS

The ground floor of La Noce has not yet been renovated and is currently used for storage and a technical room. The traditional materials are beautiful: light blue tiles, old cotto and stone floors as well as brick arches and solid wooden beams.

FACILITIES

OUTSIDE

The substantial garden is on the far side of the property with beautiful views across an olive grove to the hills beyond. A sweep of gravel is suitable for parking in the shade of mature trees at one end of the house. The lawn is bordered by a hedge, there's a vegetable patch, an outside porch, and a small area with a wood-fired oven.

TECHNICAL

There is mains water with two solar panels providing hot water. Electricity is on the mains, while heating is LPG.

Sewage is on the mains, too.

All the windows are double-glazed and have mosquito nets.

In the garden, the newly planted border and the pots have an irrigation system in place.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

The property sits on a quiet lane in glorious countryside with a handful of other houses nearby. Moiano, a small village with basic amenities, is just 2km away.

NOTES

The asking price refers to the sale of the property in its current state, as described in this profile.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (45km); Florence [FLR] (147km); Ancona [AOI] (157km); Rome Ciampino [CIA] (176km); and Rome Fiumicino [FCO] (190km).

Train: The nearest (international) train station is in Chiusi (7km), where car rental is available.

Road: The A1 exit closest to the property is at Chiusi (15km) in the direction of Florence.

DISTANCES

La Noce is within easy reach of several towns and cities in both Umbria and Tuscany, including: Moiano (2km); Città della Pieve (7km); Castiglione del Lago (15km); Montepulciano, famous for its wine

(30km); Cortona (34km); Perugia (42km); Deruta (48km); Orvieto (54km); Todi (61km); Assisi (69km); Montefalco (69km); Gubbio (92km); Spoleto (104km); Siena (91km); Florence (129km); and Rome (164km).

LEISURE & ACTIVITIES

There are beautiful walks directly from the property and Lake Trasimeno, with its beach and watersport facilities, is just 15 minutes away. The 18-hole course at Antognolla Golf (45km) is one of the most spectacular and challenging in Italy and there's another 18-hole course at Golf Club Perugia in Ellera Umbra (35km).







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