



## LA NOCE

*Flexibility defines this exceptional property: it is ready to move into today, complete with a beautiful garden, yet also offers exciting renovation potential transforming the ground floor and adding a swimming pool*

PRICE	EUR 590.000
SALES CATEGORY	
DIMENSIONS	First floor of the house: 172 sqm; ground floor of the house: 131 sqm to be restored; annex/storage: 30 sqm. Land included in the sale: 1.165 smq. All measurements are approximate.
RENTAL POTENTIAL	This property is currently not part of Special Umbria's holiday rental portfolio. We are happy to provide information on how to retain the current rental agreement, or to discuss ways in which to make the property fit with Special Umbria's style in order to add it to the Special Umbria holiday rental portfolio.
SLEEPS	6
BEDROOMS	3
BATHROOMS	2

LOCATION    GPS:  
42.99838226291314,12.018905803983175  
Scan the picture below with a suitable  
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## INTRODUCTION

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La Noce combines flexibility and rustic charm, for a lovely country home just minutes from Città della Pieve. Ready to be used from day one, with a nicely restored first floor boasting original (and un-even) cotto floors, and wooden beams with tile boasts bright, inviting rooms that overlook a lush private garden, where this majestic noce tree in a dominant position (noce is the italian for walnut tree).

The feeling of immediately being at home is the first impression entering in the house, that is very well cherished and maintained. The garden outside is just very inviting, and the fact of being part of a small community, as there are other houses in the neighborhood make all the key points of appreciation for La Noce.

The other great aspect is that La Noce can be further developped, with the ground floor to be reimagined to create even more generous, flowing living spaces, while the surrounding grounds invite the addition of a pool. The materials of the ground floor are all keepers and to be used to create a typical and yet comfortable newly conceived space.

This property is the perfect canvas for those who want an immediately delightful home and a sustainable project to evolve over time—a green sanctuary in the heart of Umbria where contemporary comfort and environmental respect live in harmony.

## LAYOUT

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### BEDROOMS

All the bedrooms are located on the first floor. All of them have cotto floors and wooden beams. The main bedroom has en-suite bathroom too.

### BATHROOMS

All bathrooms are new, and the have big showers. One is en-suite.

### KITCHEN

The kitchen is currently a kitchen corner present in the large sitting room.

### LIVINGROOM

The current living room boasts an old large fireplace, very high ceilings, cotto floor and wooden beams. The room has access directly from the cosy little stairs from outside

### OTHER ROOMS

The ground floor of La Noce is now used as storage and technical room. It presents amazing materials though, with light blue hued tiles, old cotto and stone floors as well as large and solid wooden beams.

## FACILITIES

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### OUTSIDE

The garden is located on one side of La Noce. The grassy, natural levelled grounds, present an area to be used as vegetable garden, an outside porch, and a small area with wood burner (formerly used) oven.

### TECHNICAL

Water is from mains, and the electricity is hooked up.  
Sewage is on mains, and heating is with LPG. There are two solar panels providing hot water. Irrigation



is present only in the pots and along the newly planted edge. Double glazed windows and mosquito nets throughout.

## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

Located on a tarmac road, with other houses in the neighbourhood. The village of Moiano is at 2 km away, where basic services are found

## NOTES

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

## SURROUNDING

## TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (45 km), Rome Fiumicino (190 km) and Ciampino (180 km) International Airports and Florence International Airport (165 km); nearest A1 Motorway exit is at Chiusi (15 km) for Florence; international train station of Chiusi (7 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 (35 km), Castiglione del Lago (15 km), Cortona (35 km), Siena (95 km), Florence (135 km), Perugia (35 km), Gubbio (80 km), Todi (70 km), Orvieto (60 km), Spoleto (105 km), Montefalco / Bevagna (95 km), Deruta (60 km), Assisi (65 km) and of course Rome (180 km).







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