



## LA POSTA

*Currently a boutique hotel, potentially private villa, with all modern comforts and charming swimming pool, set in a place rich of history offering breathtaking views.*

|                  |                                                                                                                                                                                                                                                                         |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PRICE            | EUR 2.200.000                                                                                                                                                                                                                                                           |
| SALES CATEGORY   | ready to move in                                                                                                                                                                                                                                                        |
| DIMENSIONS       | The main house measures 500 sqm; further glass veranda with kitchen is another 200 sqm, and storage and second kitchen another 150 sqm; Extra available buildable allowance: 600 sqm; Private land and courtyard of total 16.440 sqm. All measurements are approximate. |
| RENTAL POTENTIAL | This property is not part of Special Umbria's holiday rental portfolio. Please do not hesitate to reach out on rental potential for this property.                                                                                                                      |
| SLEEPS           | 12                                                                                                                                                                                                                                                                      |
| BEDROOMS         | 6                                                                                                                                                                                                                                                                       |
| BATHROOMS        | 8                                                                                                                                                                                                                                                                       |

**LOCATION**      GPS: 42.945854,12.007293  
Scan the picture below with a  
suitable smartphone or tablet  
computer:



## INTRODUCTION

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This historic farmhouse has its roots in the Medieval era, when it was already used as a rest stop for travelers. It underwent a complete renovation in AD 2007 by a company and has been recently updated in style.

The property consists of two buildings connected by a veranda. Inside this beautiful property, one may find six spacious bed rooms, carefully restored while preserving the authentic features that distinguish traditional Umbrian and Tuscan farmhouses.

The refined use of terracotta as a prized material for all indoor and outdoor flooring, modern bathrooms, spacious rooms, simple yet elegant furnishings, and the breathtaking views of the Val di Chiana — enjoyable not only from the terrace but also from the splendid swimming pool—make this property truly unique, located only 700 meters from the historic center.

## LAYOUT

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### BEDROOMS

On the first and second floors of the main building, there are six spacious bed rooms, each with an ensuite bathroom. All rooms are fully equipped with modern amenities, including air conditioning and contemporary bathrooms.

### BATHROOMS

Apart from two service bathrooms that serve the common areas, most of the bathrooms are ensuite.

### KITCHEN

Two professional kitchens complete the property, both fully equipped with top-quality and professional appliances.

### LIVINGROOM

The internal common areas are spacious and bright, characterised by exposed wooden beams and splendid terracotta floors.

### OTHER ROOMS

The indoor restaurant can accommodate up to 60 guests, and with the addition of the panoramic terrace, the total capacity reaches 120 seats. The basement of the second building houses fully equipped restaurant facilities, including staff changing rooms, restrooms, storage areas, refrigerated rooms, and a convenient service entrance for deliveries.

## FACILITIES

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### OUTSIDE

The exterior features a spacious terrace with a breathtaking view of the entire valley, as well as a swimming pool (15x5 mt) equipped with hydromassage and a beautiful garden. Large private parking area is also included in the property.

### TECHNICAL

The property is connected to mains electricity and water.

The swimming pool is treated with salt water.

For heating, the hotel area is equipped with air conditioners (working on hot/cold heat pumps), in addition to the traditional towel radiators located in the bathrooms and corridors (powered by natural

gas).

A cistern for rainwater collection is available, but there is no well.

The wastewater system works via septic tank with natural dispersion.

## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

Located near the attractive Medieval hill top town of Città della Pieve's historic alleyways, La Posta is a central base for exploring both Tuscany and Umbria, or enjoying the wonderful views of the valley.

## NOTES

The asking price refers to the sale of the property in its current state, as described in this profile. Some of the furniture and interior décor is also for sale, under separate agreement with the vendor.

## SURROUNDING

### TRAVEL

*Air* : The nearest airports are: Perugia [PEG] (53km); Florence [FLR] (151km); Ancona [AOI] (158km); Rome Ciampino [CIA] (170km); Rome Fiumicino [FCO](182km); Pisa [PSA] (212km); and Bologna [BLQ] (233km).

*Train*: There is a train station in Chiusi (14km) where car hire is available.

*Road*: The A1 motorway exit closest to the property is at Chiusi (14km) for connections to Florence and Rome.

## DISTANCES

La Posta is close to several towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Castiglione del Lago (24km); Montepulciano, which is famed for its wine (35km); Cortona (44km); Deruta (45km); Orvieto (48km); Todi (67km); Assisi (68km); Perugia (68km); Montefalco/Bevagna (74km); Arezzo (77km); Città di Castello (90km); Gubbio (93km); Siena (94km); Spoleto (103km); Rome (154km); and Florence (167km).

## LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is only 25km away. For golfers, 9-hole Lamborghini Golf Course in Panigarola is just 16km away, while 18-hole Golf Club Perugia in Ellera Umbra is 28km away or Antognolla Golf Club - one of the best courses in Italy - is just 53km away.





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