



## LA QUERCIA

*Occupying a stunning position overlooking a wooded valley, this is a wonderful retreat for families or groups of friends*

PRICE	EUR 1.500.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house measures approximately 324sqm and there is a further 121sqm in the guest house. The property comes with approximately 16 hectares of private land, including a large garden and olive groves, oak trees and other woodland.

**RENTAL  
POTENTIAL**

This property is not currently part of Special Umbria's holiday rental portfolio but is rented out on a short-term basis through other channels. We are happy to provide information about how to retain the current rental agreement, and/or discuss how to make the property fit with Special Umbria's style in order to add it to Special Umbria's holiday rental portfolio

**SLEEPS**

12

**BEDROOMS**

6

**BATHROOMS**

7

**LOCATION**

GPS: 43.251581,12.216940

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



## INTRODUCTION

La Quercia is a beautiful property that includes a restored farmhouse and a converted hay barn, set into a forest clearing on the side of a valley near the medieval village of Poggio. The houses are built of local stone with typical Umbrian clay roof tiles and interiors designed with Scandinavian simplicity, sharing incredible views over the hills to the north of Lake Trasimeno.

The main house is a two-storey building with a single-level extension and conservatory. A former hay barn is set about thirty metres further down the hill and has been converted into a one-bedroom guest house on two storeys, renovated to the same standard as the main property. The infinity pool is a little way beyond and has uninterrupted views across the wooded hills.

La Quercia has six bedrooms, seven bathrooms, a kitchen and dining area in each property, a large sitting room in the main farmhouse and a conservatory-style winter garden room in each building, as well as technical rooms, a private pool and two terraces.

## LAYOUT

### BEDROOMS

Main house: four first-floor bedrooms as well as one on the ground floor that is currently used as a living room.

Guest house: one bedroom on the ground floor.

### BATHROOMS

Main house: all en-suite including four on the first floor. Three of these have a shower and the fourth has a shower and a bath. The ground-floor bedroom has an en-suite shower and there is a downstairs guest toilet.

Guest house: en-suite shower room.

### KITCHEN

Main house: a large fitted kitchen with an island, a dining area and two sets of double doors to outside.

Guest house: a smaller fitted kitchen with space for a dining table

### LIVINGROOM

Main house: the large sitting room has a wood-burning stove and double doors that lead through to a glass-walled conservatory. Guest house: there is a separate glass-walled winter garden room, too, with views on to the pool area.

### OTHER ROOMS

Inside the main entrance is a large hallway with a guest cloakroom, space for built-in cupboards and the stairs to the first floor. There is a technical/utility room behind the kitchen, and garden storage which is accessed from outside.



There is a technical room on the lower ground floor of the guest house.

## FACILITIES

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### OUTSIDE

Beyond the guest house the ground slopes gently down to the large, oval pool (60sqm) with an infinity edge overlooking the valley. The area around the pool is paved and there is a wooden pool house with a changing area. Both houses have their own private terrace and there is space for at least seven cars in front of the main house. The private grounds are mostly wooded but include a terraced olive grove and open fields.

### TECHNICAL

There is mains electricity and a private well for water, as well as large storage tanks. There is under-floor heating throughout both buildings.

### ENERGY

Class G

### OTHER FEATURES

### DIRECT ENVIRONMENT

The property is located just off Via della Fonte, between the SR416 (Mercatale /Umbertide) and Preggio and is accessed via a well-maintained unpaved road lined with olive trees. The property offers guaranteed privacy with similar properties visible at a comfortable distance.

### NOTES

The current asking price refers to the property as described in these particulars. Any furniture can be bought by separate negotiation.

## SURROUNDING

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## TRAVEL

**Air** The nearest airports are: Perugia [PEG] (55km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (150km); Ancona [AOI] (165km); Rome Ciampino [CIA] (235km); and Rome Fiumicino [FCO] (250km). **Train** The nearest train stations are in Umbertide (20km) and Terontola (23km), where car rental is also available. **Road** The A1 motorway exit closest to the property is at Tuoro sul Trasimeno (12km; N75/E45) for northbound travel to Florence and southbound to Rome. At Umbertide the N3bis/E45 will take you northbound to the Adriatic coast and southbound towards Perugia.

## DISTANCES

The villa is close to several towns and cities in Umbria and Tuscany, including: Umbertide (20km) Castiglione del Lago (28km); Citta di Castello (40km); Perugia (45km); Arezzo (50km); Montepulciano, which is known for its wine (50km); Gubbio (53km); Deruta (60km); Assisi (65km); Siena (88km); Todi (85km); Montefalco/Bevagna (95km); Spoleto (105km); Orvieto (110km); Florence (120km); and Rome (230km).

## LEISURE & ACTIVITIES

There are long walks directly from the property and for water-sports enthusiasts the beach at Lake Trasimeno is 10km away, near Tuoro sul Trasimeno and Passignano sul Trasimeno. For keen golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (38km) or 18 holes at Golf Club Perugia in Ellera Umbra (40km).









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