



## LA SPINA

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*La Spina is a gorgeous stone farmhouse offering spacious accommodation, with its own private (heated) swimming pool, terrace and landscaped gardens.*

PRICE	EUR 795.000
SALES CATEGORY	to be refurbished
DIMENSIONS	Inside: approximately 280 sqm; outside: approximately 5.000 sqm.
RENTAL POTENTIAL	12-16 weeks per year
SLEEPS	10-12
BEDROOMS	6
BATHROOMS	4

LOCATION GPS: 42.970705,12.296798  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

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La Spina is a gorgeous stone farmhouse offering spacious accommodation, with its own private heated swimming pool, terrace and landscaped gardens.

It has been fully restored but retains many original features including handmade terracotta floors, a characteristic Umbrian arched kitchen, wooden beamed ceilings, large rooms with high ceilings and long views, terraces to catch the sun all day long, and seating both inside and outside.

Outside the house, the ca. 5000 m<sup>2</sup> garden with cypress trees and young olive trees extends from both the back and front of the house giving you room for walking and a place for outdoor games, offering 360-degree views of the Umbrian hills and the capital city of Perugia beyond.

Quietly situated La Spina is ideal for children and a family summer house, yet conveniently close to the many cultural, artistic and culinary delights which attract visitors to Italy.

The layout of La Spina:

**Ground Floor:** Downstairs you will find a large fully fitted eat-in kitchen. It is designed with an island workstation unit in the middle with gas hob and granite working surfaces. The kitchen looks out onto the spacious stone patio ideal for outdoor dining.

The lounge, next to the dining area, is the perfect place to enjoy a glass of wine before dinner, a good book or good company.

The lounge has two large shuttered French windows facing south and opens to the poolside patio making it feel open and airy.

Completing the downstairs are a twin bedroom, a studio used as 6th bedroom, a travertine tiled bathroom and an entrance hall.

**First Floor:** There are 4 spacious bedrooms on the upper floor. The master bedroom has two large windows, each with a beautiful view. A marble bathroom with travertine tiles and shower adjoins the room. One of the other bedrooms comes with an en suite travertine tiled bathroom with shower and bathtub. The remaining bedrooms are located in the tower section which shares a bathroom with a shower. There is also a covered terrace (Loggia) on the first floor which can be reached by the internal or outside staircase.

## LAYOUT

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### BEDROOMS

4 bedrooms are located on the first floor; a twin bedroom and a studio which can be used as 6th bedroom on the ground floor.

### BATHROOMS

A marble bathroom with travertine tiles and shower and one with bathtub are en-suite. One bathroom with shower to be shared by two rooms. One bathroom is also present on the ground floor.

### KITCHEN

Large fully fitted eat-in kitchen. It is designed with an island workstation unit in the middle with gas hob and granite working surfaces. The kitchen looks out onto the spacious stone patio ideal for outdoor dining.

### LIVINGROOM



Large living room on ground floor.

#### OTHER ROOMS

A cellar is present and a technical room on the underground floor.

#### FACILITIES

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##### OUTSIDE

Nice landscaped garden all around the house, Private heated pool with Roman stairs in front of the house, with beautiful view onto the valley, is 11 mt by 6 mt.

##### TECHNICAL

Water and electricity properly hooked up. 11 mt by 6 mt heated pool with Roman stairs. Electric gate and irrigation system present at the property. Wifi well functioning and SAT tv antenna present as well.

##### ENERGY

Class E

##### OTHER FEATURES

Private pool, Pool heating, Satellite tv, Wifi

##### DIRECT ENVIRONMENT

The property is located in a rural area of Umbria, with farms in the neighborhood but a due distance to keep full privacy. The two small villages of Cerqueto (3 km) and Spina (2.5 km) offer some basic amenities (bank, small supermarket, bar, pharmacist) close to the small town of Spina.

##### PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services all year through for this property. You can find more information in the separate section 'Property Services' on this website.

##### NOTES

The property is offered for sale in its current state as

described in this profile; all present furniture is for sale at separate offer.

#### SURROUNDING

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##### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (35 km), Rome Fiumicino (190 km) and Ciampino (175 km) International Airports and Florence International Airport (180 km); nearest E45 Exit is at Collepepe (13 km), from there toward A1 (Rome) exit of Orte is 70 km; toward A1 (Florence) exit of Valdichiana is 80 km.

##### DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: Marsciano (all services): 11 km, Perugia and Todi: 20 km; Lake Trasimeno: 36 km; Assisi: 44 km; Bevagna and Montefalco 40 km; Spoleto, 58 km; Orvieto: 60 km; Cortona: 65 km.

##### LEISURE & ACTIVITIES

Ideal for long walks directly from the property. Beach and water sport facilities at the Lake Trasimeno (36 km). Golf courses are in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).







