



## LELI HOUSE

*A classic Umbrian soul with beamed ceilings, cotto floors plunged in a mature garden with swimming pool, with lovely views all around, from which also the small town of Piegara is spotted. Città della Pieve is really a blink away as well as the Lake Trasimeno*

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|----------------|--|
| PRICE          | EUR 1.300.000  |
| SALES CATEGORY | ready to move in   |
| DIMENSIONS     | The house is 261 sqm, with an extra 100 sqm of building allowance;<br>The apartment is 56 sqm;<br>The private land included in the sales is 24.925 sqm.<br>All measurements are approximate. |

**RENTAL POTENTIAL**

The property is not currently part of SpecialUmbria's holiday rental portfolio but is rented out on a short-term basis through other channels. 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 SpecialUmbria's rental portfolio

**SLEEPS**

12

**BEDROOMS**

6

**BATHROOMS**

6

**LOCATION**

GPS: 42.986818,12.077694

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



## INTRODUCTION

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Leli House is a classic Umbrian country home in Piegara, a short drive from Città della Pieve and the renowned Lake Trasimeno. Set in private grounds with wide open views, it frames the landscape beautifully and features a well-positioned 6x12 m swimming pool for long days outdoors. A full restoration, completed in late 2008, preserved the home's original character and atmosphere while bringing it up to modern standards—an inviting base for anyone with a passion for the countryside.

Generous interiors are arranged between a main house and a self-contained apartment, both spread over two levels.

In total, six bedrooms and six bathrooms accommodate up to twelve people with ease. The living areas include a comfortable sitting room, a

separate guest WC, a spacious dining area, and an open kitchen. A large basement completes the layout and provides valuable additional space.

Inside, the aesthetic is light and filled with character, complementing the home's rural soul rather. The result is a calm, airy atmosphere: somewhere to slow down, savour the views, and enjoy an authentic slice of Umbrian life.

## LAYOUT

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### BEDROOMS

The groundfloor hosts two separate bedrooms of which one bedroom is a larger suite. At the first floor one can find three separate bedrooms. These bedrooms are accessible via both an internal or via a separate outside staircase. The separate apartment hosts a bedroom on the first floor. In total the property has six bedrooms that all have double beds.

### BATHROOMS

Each bedroom has a separate bathroom equipped with shower, sink, toilet and bidet. The suite bathroom also has a bathtub. On the ground floor a separate toilet and sink is located near the livingroom.

### KITCHEN

Well equipped open kitchen in the main house with two outside accesses. The apartment hosts an small kitchen corner on the ground floor.

### LIVINGROOM

The living room is cosy and has a large fireplace. It boasts original materials, that provide in general to a very charming atmosphere

### OTHER ROOMS

At the ground floor one will find a large lunch/dining area that has an open connection with the kitchen and living room. In the basement that is accessible via an outside staircase one can find a



separate utility room with all technical equipment (water softener, water pressure control and heating system). Also there's a laundry room with washing and ironing facility. The whole area has plenty of room to store e.g. all garden equipment and pool furniture.

## FACILITIES

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### OUTSIDE

Leli House has a large terrace at the back of the house. Here one can enjoy long Summer lunches or evening dinners. Another small open air terrace is to be found near the extra apartment. The swimming pool measures 12 x 6 meters with an outside Roman staircase and is located at convenient distance from the house. The pool pump installation is located in separate underground area near the pool. The garden consists of large lawns where the immediate surroundings of the house are decorated with flowering vases and pots.

### TECHNICAL

The property is connected to electricity, gas and mains as well as a private well for the supply of irrigation and domestic water. Electrical and hydraulic installations (including radiator heating system, water softener and water pressure system) are in good condition. All rooms have air conditioning facilities. Flat wireless internet access is hooked up.

### ENERGY

Class G

### OTHER FEATURES

### DIRECT ENVIRONMENT

Leli House is situated in the middle of the countryside. Neighbouring properties are few and visible but at a more than comfortable distance. In the front of the property one can enjoy vast views on

the old town of Piegara including the characteristic church bell tower and Monte Arale (853 m high) in the back! The local access roads takes approximately 900 meters to the asphalted road to the town of Piegara which is another 2,5 kms.

### NOTES

The asking price refers to the sale of the property in its current state, as described in this profile. The interior and exterior furniture are also available for sale by separate agreement.

## SURROUNDING

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### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (45 km), Rome Fiumicino (190 km) and Ciampino (175 km) International Airports and Florence International Airport (165 km); nearest A1 Motorway exits are at Fabriano (20 km) for Rome and exit Chiusi (25 km) for Florence; international train station of Chiusi (22 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 (45 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (105 km), Florence (145 km), Perugia (35 km), Gubbio (80 km), Todi (60 km), Orvieto (50 km), Spoleto (95 km), Montefalco / Bevagna (85 km), Deruta (50 km), Assisi (55 km) and of course Rome (170 km).





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