



LELI

A traditional country villa with beamed ceilings, cotto floors and beautifully proportioned rooms in the privacy of a rural setting with incredible views.

PRICE
SALES
CATEGORY
DIMENSIONS

EUR 1.300.000 ready to move in

House: 261sqm, with an extra 100sqm of building allowance Apartment: 56sqm Private land included in the sale: 24.925sqm (nearly 2.5 hectares)

24.925sqm (nearly 2.5 hectares)
All measurements are approximate



RENTAL POTENTIAL

This property is not currently part of our 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 Special Umbria's exclusive rental portfolio.

SLEEPS

12

BEDROOMS

6

BATHROOMS

13 6

LOCATION

GPS: 42.986818,12.077694 Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Leli is a classic Umbrian country villa set in glorious countryside close to Piegaro, just a short drive from both the medieval hilltop town of Città della Pieve and from LagoTrasimeno, Italy's fourth largest lake.

A full restoration completed in 2008 preserved the house's original features and warm character as well as modernising it. The generous rooms, including six bedrooms and bathrooms, are spread between the main house and a small one-bedroom annex with a living room and kitchenette reached via a separate entrance.

In the main house the living space includes a comfortable sitting room with a big stone fireplace, a spacious dining area and an open-plan kitchen. There are two bedrooms and bathrooms on the ground floor as well as a guest WC. Three further

bedrooms and bathrooms are on the first floor. A large basement provides valuable additional space. There are cotto floors and beamed ceilings throughout and the property is flooded with light.

Set in private grounds with wide open views, there's a well-positioned $12m \times 6m$ pool, two terraces, lawns and mature trees. Leli is a delightful country house, full of light, space and character. Somewhere to slow down, to find stillness, and to savour the calm beauty of this stunning landscape.

LAYOUT

BEDROOMS

The property has six double bedrooms, all with cotto floors, beamed ceilings and stunning views. There are five bedrooms in the main house: two on the ground floor, one of which is a larger suite, and three on the first floor accessed internally or by a traditional external staircase. The sixth bedroom is on the first floor of the separate apartment.

BATHROOMS

Each bedroom has its own bathroom with a shower, basin, toilet and bidet. The larger ground-floor suite also has a bath. There is an additional guest loo and basin on the ground floor, near the sitting room.

KITCHEN

The kitchen in the main house is large enough for a big dining table and is flooded with light thanks to the two doors that lead onto the terrace, and the two double windows. There is a corner kitchenette on the ground floor of the apartment.

LIVINGROOM

The sitting room has a large stone fireplace with a big wooden mantelpiece, wooden beams and a cotto floor plus doors to the garden. It's up a couple of steps from the dining area of the kitchen.

OTHER ROOMS



The lower ground floor is accessed via external steps. Here, there is a separate utility/technical room with the water softener, water pressure and heating systems. There's a laundry room as well as significant storage space for garden and pool equipment and outdoor furniture.

FACILITIES

OUTSIDE

A large terrace at the back of the house is the perfect spot for long summer lunches and dinners, while the apartment has its own small terrace. The swimming pool ($12m \times 6m$) with Roman steps and a paved surround is set below the house at the other end of the large lawn. The pool pump is housed in a separate underground area nearby. Plant pots surround the house while the large garden is mostly lawn and trees with plenty of space to park several cars

TECHNICAL

The property is connected to mains electricity, gas and water. There is a private well that supplies the garden irrigation system.

There is a cistern for collecting rainwater.
The radiator heating, water softener and water pressure systems are all in good condition.
There is air conditioning in every room.
There is Flat Wireless internet connection.
The gate to the property is not automatic but electric cables run close enough to easily convert it.

ENERGY

Class G

OTHER FEATURES

DIRECT ENVIRONMENT

Leli is in a beautiful rural location with only a couple of properties just visible from the house, ensuring privacy. The vast views to the front of the property include the medieval hilltop town of Piegaro with its characteristic bell tower, and to the rear, Monte Arale (853m). Piegaro is 3.5km away, with the final 900m approach to the house on a local access road.

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 is for sale by separate agreement.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (45km); Florence [FLR] (165km); Rome Ciampino [CIA](175km); and Rome Fiumicino [FCO] (190km).

Train: The nearest (international) train station is in Chiusi (22km), where car rental is also available.

Road: The A1 motorway exits closest to the property are at Chiusi (25km) for Florence and at Fabro (20km) for Rome.

DISTANCES

Leli is within easy reach of lots of towns and cities in both Umbria and Tuscany, offering excellent shopping, art and culture opportunities, including: Piegaro (3km); Tavernelle di Panicale (9km); Città della Pieve (13km); Panicale (13km); Paciano (18km); Castiglione del Lago (26km); Perugia (35km); Cortona (45km); Montepulciano, which is famed for its wine (45km); Deruta (50km); Orvieto (50km); Assisi (55km); Todi (60km); Gubbio (80km); Montefalco/Bevagna (85km); Spoleto (95km); Siena (105km); Florence (145km); and Rome (170km).

LEISURE & ACTIVITIES

There are beautiful walks and bike rides directly from the property. Lake Trasimeno, with its beach



and watersport facilities is 25km away, while for golfers, there are three courses to choose from: nine-hole Golf Course Lamborghini at Panicarola (20km), the 18-hole course at Golf Club Perugia in Ellera Umbra (28km), or 18-hole Antognolla Golf course (50km) which is one of the most spectacular and challenging in Italy.















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