



## MANDORLO

*Completed in 2023, excellency is the key word to describe this almondy colour palette property, not far from the Umbrian-Tuscan border*

PRICE	EUR 4.250.000
SALES CATEGORY	ready to move in
DIMENSIONS	The indoor areas are of a total of 830 sqm, divided into 570 smq of the main house; 130 sqm of the tower annex and further 130 sqm of the second annex. The surfaces include also technical rooms and garage. The property sits on a land of 1,5 hectares.
RENTAL POTENTIAL	
SLEEPS	17
BEDROOMS	7
BATHROOMS	8

**LOCATION**      GPS: 43.093949,11.953262  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

On the border between Tuscany and Umbria we offer this beautiful property for sale, renovated in 2023 with the highest quality materials and finishes. It consists of a main farmhouse, an outbuilding for guests or for the caretaker, an annex designed as a spa/wellness or other independent apartment, a beautiful infinity swimming pool, a porch with a wood-burning oven, a shed and a tennis court still to be built, it is included in the price but the customer has the possibility to choose whether to build it or not.

The main farmhouse is spread over three levels, measuring approximately 570 sqm. The ground floor consists of a hallway, double living room, kitchen, service bathroom, double bedroom with walk-in closet and en-suite bathroom.

Via an internal staircase or from the beautiful external loggia we go up to the first floor, where we have a hallway, three double bedrooms, each with walk-in closet and en-suite bathroom. One of the bedrooms has a private terrace and another has independent access from the outside.

On the second floor there is a large bedroom with en suite bathroom.

The first tower-shaped annex of 130 sqm contains an independent apartment with kitchen, small living room, bedroom and bathroom, ideal for guests or caretaker. On the lower floor we have a garage, a laundry/technical room and a bathroom.

The second annex can be used as a spa/wellness or other independent apartment. In the basement there are the technical rooms for the swimming pool and irrigation.

The property includes a fenced land of about 15,000 square meters with a well-kept garden, a small olive grove and a well.

This property is one of a kind, energy class A, absolute quality in materials and finishes, underfloor heating and cooling, photovoltaic panels still to be inserted, unique context immersed in the Umbrian and Tuscan hills.

The property is sold without furniture, but SpecialUmbria is available to provide a custom-made interior design project

## LAYOUT

### BEDROOMS

All bedrooms have ensuite bathroom, and all of them are characterized by fair colours and excellent materials. All rooms are very spacious.

### BATHROOMS

All the bathrooms have a natural stone mood, with large showers, and excellent finishings

### KITCHEN

Very large kitchen with openings onto outside

### LIVINGROOM

All the living areas are very spacious and flooded with natural lights

### OTHER ROOMS

Several service rooms are available, as well as rooms that can be converted in further living/wellness areas

## FACILITIES



## OUTSIDE

15.000 sqm of fenced garden completes this majestic property, where it is found beautiful 12mt x 6 mt (1,50 depth) double infinity swimming pool (chlorine and currently not heated but with the possibility of doing so, as well as the automatic shutter for which there is already a predisposition); irrigation throughout the garden; a porch with a wood-burning oven; a shed and a tennis court still to be built, it is included in the price but the customer has the possibility to choose whether to build it or not.

## TECHNICAL

Electricity is available, water and mains water. The property is equipped with underfloor heating and cooling provided by a heat pump; electric gate; alarm set up but to be activated at the moment. 20 kw photovoltaic to be inserted behind the tennis court (still not done because at the customer's discretion, currently included in the price); domotic system.

## ENERGY

A++

## OTHER FEATURES

## DIRECT ENVIRONMENT

The property is located at a local well maintained gravel road.

## NOTES

The asking selling price refers to the property in its current state as described.

## SURROUNDING

## TRAVEL

Nearest airports are Umbria International Airport

Sant'Egidio near Perugia (45 km), Rome Fiumicino (190 km) and Ciampino (180 km) International Airports and Florence International Airport (165 km); nearest A1 Motorway exit is at Chiusi (10 km) for Florence; international train station of Chiusi (7 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: Castiglione del Lago (9 km), Panicale (18 km), Città della Pieve (21 km), Montepulciano (23 km), Cortona (26 km), Perugia (55 km), Orvieto (60 km), Siena (81 km), Todi (94 km), Gubbio (104 km), Florence (135 km), and of course Rome (169 km).

## LEISURE & ACTIVITIES

Umbria offers a wide range of activities. Click on the following categories for some suggestions including direct links to relevant websites with all necessary details: \* cities and touring \* events and festivals \* food and wine \* nature and sports







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