



NOCCILOLO

Perfect nest for two people tucked away in the Umbrian countryside with glorious view onto Todi

PRICE	EUR 610.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house is approximately 200 gross sqm including technical areas. Land around is approximately 3 hectares, partly covered by olive grove in full production.
RENTAL POTENTIAL	This property is not currently rented out for holidays. We are happy to provide more information about the holiday rental market and how the property could fit Special Umbria's rental portfolio.
SLEEPS	2-4
BEDROOMS	2
BATHROOMS	2

LOCATION GPS: 42.840445,12.480394
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Nocciolo is a country house that has made simplicity its key factor. Perfect for two people, even if it has extra rooms to accommodate guests, it develops the entire part dedicated to entertainment on the ground floor, with the rooms that open into one another: from the large kitchen, you pass to the dining room, to then move on to a small wooden hall to access the first floor, to then go to a TV room and then to the living room. All rooms also have direct access to the veranda, which is in turn connected to the porch. On the first floor we find a large family suite, consisting of a bedroom with a private terrace, a study all in boiserie style, and another room that can be used as a children's room, or another office/walk-in closet, with direct access to the bathroom.

Throughout the property we find a beautiful handcrafted terracotta floor, as well as beautiful ceilings with exposed beams and tiles.

In addition to being an ideal home for two people, certainly the entire exterior and the magnificent view make Nocciolo an ideal property to fully enjoy the relaxation of the Umbrian countryside with all its magnificent scenery. With some improvements, including the construction of a real swimming pool, it makes Nocciolo the perfect nest in the heart of Umbria

LAYOUT

BEDROOMS

The main bedroom is on the second floor and can be considered a family room occupying the whole floor: main bedroom with cotto tiles and wooden beam, with private large terrace with a majestic 180° view. This room is connected to a small office on the landing of the stairs, all made as boiserie, which connects to the second room with en-suite bathroom. There is another room on the ground floor, currently used as a tv room, with private bathroom, that could become a guest bedroom.

BATHROOMS

Two bathrooms are present: one on the ground floor and one on the first floor. Currently both floors are covered with wood, easy to remove, that is put on top of cotto tiles. Both bathrooms have window and shower.

KITCHEN

Very large and industrial kitchen, with big isle in the middle. The windows are currently at the moment covered with teak wood shutter, but that can be removed in order to bring in more light. The kitchen opens onto the magnificent pergola.

LIVINGROOM

Large living room with fireplace, connected to the closed pergola for more comfort in the coolest months.

OTHER ROOMS

On the level of the pool there are two further rooms: one is for technical equipment, the other is used as a storage. Part of the front pergola, has been now closed by the use of removal windows to allow extra space especially to be used during winter.

FACILITIES

OUTSIDE

It is present an out of the ground pool, surrounded by wooden deck. It will be possible to change the layout of the outside, by building an actual infinity pool, and turn the area more into a larger garden. The land around is all field, and there is also an olive grove with approximately 100 trees. The key point of Nocciolo is the large porch, on the level of the kitchen and the sitting areas, from where there is a unique view stretching up to Todi. The area is large enough to accomodate many friends, to host a BBQ and to enjoy terrific sunsets.

TECHNICAL

The house is connected to electricity, LPG for heating, and communal water.
AC presents in the bedroom, and heating is provided by radiators. Double glazed windows (PVC) are present in the property.

ENERGY

G

OTHER FEATURES

DIRECT ENVIRONMENT

Not isolated, and with some houses in the proximity, although all of them are at a distance that keeps the privacy. The town of Grutti is reachable with tarmac road.

NOTES

The mentioned price refers to the last asking sales price for the property in its current state as described in this profile, excluding furniture, before it was committed to be sold early May 2024.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport

Sant'Egidio near Perugia (40 km), Rome Fiumicino (170 km), Ciampino (176 km); Florence (200 km), Ancona (170 km).

DISTANCES

The property for sale is located in the heart of the green Umbrian countryside, a few steps from the charming town of Grutti. Other exquisite towns are: Gualdo Cattaneo (12 km), Todi (15 km), Monte Castello di Vibio (20 km), Bevagna (25 km), Marsciano (26 km), Trevi (36 km), Perugia (41 km), Assisi (41 km), Orvieto (48 km).







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