



OSCAR

The eye-catching glass façades of both the main house and the garden studio delicately frame the expansive views of the delightful garden, olive groves and rolling hills beyond.

PRICE	EUR 2.495.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house: 498sqm Private land: 10,633sqm/ 1.06 hectares All measurements are approximate.
RENTAL POTENTIAL	This property is not currently available as a holiday rental, but we are happy to provide information about the holiday rental market and how the property could fit SpecialUmbria's rental portfolio.
SLEEPS	8
BEDROOMS	4
BATHROOMS	4

LOCATION GPS: 42.748822,12.356218
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suitable smartphone or tablet
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INTRODUCTION

Oscar is a striking modern house that is set into the side of a hill allowing both floors direct access to the garden. The property, which includes a large garden studio, overlooks some of Umbria's most beautiful countryside, and is close to both Montefalco's celebrated vineyards and the delightful hilltop towns of Todi, Orvieto and Deruta.

Built to exceptional standards using top-tier materials, the main house is filled with natural light thanks to the large number of windows and sliding glass doors. Inside, oak floors add warmth and character, while highly durable Ipe Lapacho (Brazilian walnut) does the same for the exterior. On both levels, elegant, bespoke sliding bamboo panels can be pulled across the outside of all the doors and windows to provide shade on hot summer days. A veranda runs along both levels at the front of the house offering access to the garden and pool area.

The garden studio has a Mediterranean feel thanks to its white exterior walls. Initially developed as an artist's studio, it can be used as an office or developed into guest accommodation.

The entrance door to the studio is at the same level as the pool. A large open-plan space, there are sliding glass doors to a full-width balcony with breathtaking views. On the right of the room an impressive double-height atrium opens up from the floor below, while the façade includes four large,

glass panels set in sleek Schuco frames, allowing the interior to blend seamlessly with the olive grove beyond. A poured concrete floor adds to the modern aesthetic. The studio's lower level offers customisable space: a potential entrance area, kitchen and living space and two bathrooms, all of which can be tailored according to personal preference.

Oscar is ideal for those looking for a permanent home or for those seeking a rental property offering great potential return on their investment. It is brilliantly placed for exploring many of Umbria and Tuscany's most celebrated hilltop towns and vineyards.

LAYOUT

BEDROOMS

There are four bedrooms, all en-suite, in the main house. The upper floor is accessed by a contemporary open staircase with a custom-made, stainless-steel banister and a full-height window on the landing floods the space with light, while the bedroom on the upper floor has access to a balcony which leads to a private roof garden. There are three bedrooms on the lower level, including a large suite.

BATHROOMS

All four bedrooms have en-suite bathrooms.

KITCHEN

In the main house, the upper floor is open-plan and includes a kitchen with a pantry and living and dining areas. The kitchen includes big-name brands, such as the Boffi unit that includes a Sub Zero fridge and wine fridge, as well as a Wolf oven and food-warming drawer.

LIVINGROOM

There is a second living room on the lower level that can be used as a games room, office or studio space.

OTHER ROOMS

The laundry room is at the back of the lower level of the main house, while the upper floor has a guest loo as well as a spacious balcony.

FACILITIES

OUTSIDE

The property is accessed by brick-columned double electric gates and a side gate. A paved driveway runs beside the house, which sits on the higher part of the plot. This leads to a parking area below, that also houses the pool's technical room, a workshop, and storage for garden equipment. The 6m x 12m pool in front of the house features a smaller heated infinity section and the large sundeck surrounding the pool is bordered with elegant travertine. There is a stone-and-wood covered dining area with an outdoor kitchen, while a vegetable-and-herb garden is tucked away between the house and the garden studio. Below the studio, the land gently slopes towards the valley. The olive grove, with 65 well-maintained trees, provides the owners with high-quality olive oil.

TECHNICAL

TBD

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Oscar sits in tranquil countryside and is entirely private, while still being conveniently close to key amenities and transport links. It is accessed by a small no-through gravel road and is surrounded by a mature hedge that offers further privacy.

PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services. For more information, please go to the separate services section of the website.

NOTES

The asking price refers to the sale of the property in its current state, as described in this profile.

SURROUNDING

TRAVEL

Air: The nearest airports are: Perugia [PEG] (53km); Rome Ciampino [CIA](134km); Rome Fiumicino [FCO] (152km); and Florence [FLR] (200km).

Train: The nearest international train station is in Orvieto (30km), where car hire is available.

Road: The E45 exit closest to the property is at Todi (10km).

DISTANCES

Oscar is close to several towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Todi (10km); Orvieto (30km); Deruta (34km); Montefalco/Bevagna which is known for its wine (40km); Foligno (49km); Perugia (52km); Spoleto (57km); Assisi (68km); Castiglione del Lago (86km); Cortona (88km); Montepulciano, which is also famous for its wine (104km); Rome (126km); Siena (145km); and Florence (185km).

LEISURE & ACTIVITIES

Lake Trasimeno, with its beaches and boats, islands and water-sports facilities, is just over an hour away. For golfers, there are two courses to choose from: the 18-hole course at Golf Club Perugia in Ellera Umbra (58km), or 18-hole Antognolla Golf course (71km) which is one of the most spectacular and challenging in Italy. The property is in a renowned

wine region and there are numerous vineyards nearby that offer tastings and tours, similarly for olive oil.



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