



OSCAR

The impressive, eye-catching glass facades of both the main house and the annex delicately frame the expansive views of the delightful garden and rolling olive groves.

PRICE	EUR 2.495.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house: app. 498 sqm; Private land: 10.633 sqm. All measurements are approximate.
RENTAL POTENTIAL	This property is not currently on the rental market, but we are happy to provide more information about the holiday rental market and how the property could fit Special Umbria's rental portfolio.
SLEEPS	8
BEDROOMS	4
BATHROOMS	4



LOCATION GPS: 42.748822,12.356218
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

The property boasts a striking and sophisticated appearance that is both elegant making it stand out with undeniable charm, and luxury. It is built to exceptional standards, with attention to detail and top-tier materials.

Since the main house is partially leaning against the hill, both floors have direct access to the garden. The endless amount of windows and sliding doors provide all rooms with abundant natural light. The oak hardwood floors add warmth and character to the interior of the home as does the highly durable Ipe Lapacho wood to the exterior. On both levels elegant bespoke bamboo sliding panels are positioned on the outside of the doors and windows and can be used to provide shade on hot summer days. All spaces enjoy access to the ample portico and from there to the garden and pool area.

The dependence, located next to the swimming pool, is characterized by white external parts, which are a great Mediterranean accent in contrast with the Umbrian style. Though initially developed as an artist studio this annex can of course be used as an office or become wonderful guest quarters.

The entrance at the pool level opens into a spacious, open-plan area that leads through glass sliding doors to a full-width balcony, offering breathtaking views. On the right side, halfway through the room, an impressive double-height atrium opens up from

the floor below. This architectural feature is further enhanced by the façade, which consists of four large glass panels set in sleek Schuco window frames, allowing the interior to seamlessly blend with the olive grove beneath. The minimalist design is complemented by a poured concrete floor that adds to the modern aesthetic. The lower level offers additional spaces that can be customized, including potential areas for an entrance, kitchen/living space, and two bathrooms, all of which can be tailored to your personal preferences.

Oscar is ideal for those looking for a permanent home with all the necessary comforts or as a rental investment with great potential for returns. It is brilliantly placed for exploring some of Umbria and Tuscany's most celebrated vineyards and hilltop towns.

LAYOUT

BEDROOMS

In the main house, on the top floor, a pleasant bedroom with ensuite bathroom has access to a balcony, which leads to a perfect private roof garden. The modern open staircase with custom stainless steel handrails is situated next to a full height window.

Two bedrooms with en-suite bathroom and a large suite complete the lower level.

BATHROOMS

All bathrooms are ensuite.

KITCHEN

In the main house, an open plan top floor, which consists of a kitchen with pantry, living with dining area, powder room and spacious balcony. A BOFFI unit made up of a SUB ZERO fridge and wine co, a WOLF oven and food warming drawer is a solid classic.

LIVINGROOM



The lower level of the main house, harbors another ample living which could double as for example a games room, office or studio space.

OTHER ROOMS

The laundry room is situated at the back of the lower level of the main house.

FACILITIES

OUTSIDE

Strong brick columns support both a pedestrian gate and a double electric gate. A stone-paved driveway runs beside the house, leading to a parking area below. This area also houses the pool's technical room, a workshop, and storage for garden equipment. The house sits at the higher point of the plot. The 6x12 meter pool features a smaller heated infinity section that cascades into the main pool. A charming gazebo with an outdoor kitchen is ideal for enjoying meals or relaxing at any time of day. The expansive sundeck surrounding the pool is bordered with elegant travertine. A thoughtfully designed herb and vegetable garden is tucked away between the house and the annex. Below the annex, the land gently slopes towards the valley. The olive grove, with 65 well-maintained trees, provides the household with high-quality olive oil.

TECHNICAL

TBD

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Oscar is situated in a secluded, tranquil area, providing utmost privacy, while still being conveniently close to key amenities and

transportation links.

It is just off a dead-end gravel road, and is further protected by a mature hedge.

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PROPERTY MANAGEMENT

Special Umbria 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) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Rome Ciampino [CIA] (134km); Rome Fiumicino [FCO] (152km); and Florence [FLR] (200km).

Train: The nearest international train station is at Orvieto (30km) Road The E45 exit closest to the property is at 10KM, exit Todi.

DISTANCES

Towns and cities Oscar is close to several towns and cities in Umbria and Tuscany, including: Todi (10km); Montefalco/Bevagna, known for its wine (40km); Foligno (49km); Deruta (34km); Orvieto (30km); Perugia (52km); Assisi (68km); Spoleto (57km); Siena (145km); Rome (126km); and Florence (185km).

LEISURE & ACTIVITIES

There are beautiful walks and bike rides in the surrounding area. For keen golfers, there is an 18-hole course at Golf Club Perugia in Ellera Umbra



(58km) while Lake Trasimeno with its beach and water-sport facilities is just over an hour's drive away.



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

