



PIETRACHIARA

Exposed antique chestnut beams used throughout and original terracotta floor tiles make Pietrachiara a dream property for those looking to become part of a small community in the unspoiled Umbrian countryside, yet within a short drive of all facilities. San Vittorino won the accolade of Best Renovation Italy.

PRICE	EUR 590.000
SALES CATEGORY	ready to move in
DIMENSIONS	Indoor area: app. 190 sqm for the 3 bedroom uniti + app. 84 sqm for the detached chapel Private garden: 436 sqm Shared Swimming pool; Shared tennis court; Agricultural land: shares on approx. 171.000 sqm of surrounding fields and woodland owned jointly with the other property owners at San Vittorino.



RENTAL POTENTIAL	This property is currently not part of Special Umbria's holiday rental portfolio. Please do not hesitate to reach out on rental potential for this property.
SLEEPS	8
BEDROOMS	4
BATHROOMS	4
LOCATION	GPS: 43.287035,12.596627 Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

The property is composed of two adjacent units located in the same estate, just outside Gubbio. The comfortable accommodation offered by the spacious three-bedroom property, on three floors, is extended by virtue of the beautifully restored small chapel immediately in front which provides a one bedroom master suite with absolutely stunning, unspoiled views to the high peaks of the Appenine mountains.

The renovation of the entire San Vittorino estate has been carried out with considerable attention to detail and the use of recovered material. San Vittorino traces its history back over millennian from mediaeval origins as a watchtower for a returning crusader, developed to become a monastery then farm buildings, until its thorough renovation to provide comfortable modern living within original rustic charm. The entire complex is composed by six private and indipendet units.

Pietrachiars enjoys private outdoor lawns and

planting which surround the chapel. To the front of the main building is a generous terrace, together with a spacious covered area which provides ideal shade for dining on hot days and picture-perfect views.

The ground floor living is open plan with a kitchen, dining room and a welcoming, comfortable sitting area, French doors lead directly onto a large terrace. The kitchen is a modern Italian design and a 'look-through' fireplace opens to both the kitchen and the dining area. A stone staircase leads to the master bedroom with en-suite bathroom and dressing area on the first floor, with gorgeous hillside views. Ascending another flight of stone stairs takes you to the two bedrooms with two bathrooms on the top floor, again with lovely views over unspoilt countryside.

The chapel is on a single floor with direct access through large arched doors to the sitting room. The bedroom is to the rear and the end wall has a wonderful restored fresco of St.Ubaldo which the expert fresco restorers identify as being from the 17th century with an original overpainted fresco showing beneath which dates back to the 15th century. The bedroom has an en-suite bathroom, and to the side of the living room with open fireplace is a modern Italian galley kitchen. Throughout Pietrachiara there is exposed stonework, antique chestnut beams and beautiful original hand-cut terracotta floor tiles.

LAYOUT

BEDROOMS

The master bedroom with king size bed and en suite bathroom is on the first floor. The second floor has two further bedrooms, each with twin beds and their own bathroom.

BATHROOMS

All bedrooms have bathrooms en-ensuite.

KITCHEN



The ground floor living is open plan with a kitchen/dining room. The kitchen is a modern Italian design with granite worktops and has a "look-through" fireplace, accessed also from the sitting room. The same style kitchen is also present in the chapel, with connection outside as well.

LIVINGROOM

Large lounge with open fireplace, open plan fully fitted kitchen with appliances, dining room.

OTHER ROOMS

Small pantry area under the stairs, with access from the living area and a storage at the first floor next to the bathroom.

FACILITIES

OUTSIDE

In the private garden irrigated lawn is present. A patio area as well as a covered outdoor area are available, with access from the living room. Both the shared swimming pool as well as a shared tennis court are a small walk away, and parking space for cars is on the front drive. Part of the property consists also of shares in agricultural land.

TECHNICAL

The house is connected to electricity, LPG for heating. Water is provided by a spring, with a pump connected to a 70.000 lt of capacity. Sewage system is by a septic tank and natural dispersion. Heating is through radiators. Double glazed windows with mosquito nets are present.

ENERGY

Class G

OTHER FEATURES

DIRECT ENVIRONMENT

Pietrachiara is part of a fully restored estate, divided into privately owned units each with considerable privacy and having both a large swimming pool and tennis court shared with the other property owners.

NOTES

The asking sales price refers to the property in its current state as described in this profile. Furniture is not included, but some of it can be purchased upon separate offer subject to acceptance. Pietrachiara will be sold as a private residential unit with private garden, patio and shared ownership of the pool, tennis, common areas and agricultural land. In the estate there are other units available for sale. There are no condominium fees, but general outdoor maintenance fees. More maintenance work can be agreed based on each one's wishes.

SURROUNDING

TRAVEL

Perugia airport is 35km, Ancona airport is 94km, Florence Airport is 180km, Rome and Bologna airports are just under 250km.

DISTANCES

Gubbio is 10km, Perugia is 35km, Assisi is 50km, Lake Trasimeno 90km, Orvieto is 110km, Arezzo is 96km, Florence is 195km and Rome is 205km

LEISURE & ACTIVITIES

Antognolla golf is 40 km away near Umbertide. This Trent Jones course is a tough test of golf with a wonderful clubhouse and food. The course is very enjoyable. They hire clubs as well. The castle overlooking the course is being renovated by the four seasons group. For history Gubbio is 15 minutes away and dates back to the 11th Century. Wonderful town! Assisi and Perugia are less than an hour away.



Orvieto, Todi, Spoleto and Spello are less than 2 hours away. Florence and Rome between 2 and 2 1/2 hours There are a number of Italian fashion outlets in Umbria, Tuscany and Le Marche. Umbria is very popular with foodies and there are a number of good food festivals, especially during the summer months.







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