



PODERE CAPORALI

Finished in 2025, this four-bedroom villa merges the elegance of Italian tradition with the ease of modern design, in a timeless setting.

PRICE	Price upon request
SALES CATEGORY	ready to move in
DIMENSIONS	House: 470sqm, Private land included in the sale: 17.970sqm (nearly two hectares). All measurements are approximate.
RENTAL POTENTIAL	This property is not currently part of our rental portfolio. We are happy to provide more information about the holiday rental market and to advise how the property could fit with Special Umbria's exclusive rental portfolio.
SLEEPS	8
BEDROOMS	4
BATHROOMS	5

LOCATION GPS: 43.00516,12.06148
Scan the picture below with a
suitable smartphone or tablet
computer:



INTRODUCTION

Podere Caporali is a newly built, four-bedroom villa. It takes its name from the Renaissance poet Cesare Caporali who was born in Panicale, the hilltop town that is the crowning jewel in the stunning panoramic view from the property.

Built from an old ruin dating back to the 14th century, the property was completed in 2025 and cleverly combines contemporary design with authentic Umbrian character. Flooded with natural light, the doors and windows frame the phenomenal views, anchoring the house to this beautiful and ancient landscape.

On the ground floor, a vast living room unfolds across the length of the property, made cosy by the fireplaces at either end. A distinctive tiled floor flows seamlessly into the kitchen, inspiring the house's colour palette, while a handcrafted corten-steel spiral staircase leads to the first floor.

The four bedrooms are all en-suite, with Juliet balconies that enable an even deeper connection to the surrounding countryside. Each room has a distinct design identity while maintaining a traditional Umbrian feel.

Outside, the newly planted garden has been laid out for effortless open-air living. The showpiece is the travertine pool that is perfectly positioned to capture the magnificent views over Panicale, while

iconic cypress trees line the drive and there is a nascent 250-tree olive grove.

Podere Caporali is an exciting new property with a rich heritage in an outstanding location.

LAYOUT

BEDROOMS

All four of the bedrooms are on the first floor. Flooded with light from the floor-to-ceiling windows with Juliet balconies, they have wooden floors, beamed ceilings, en-suite bathrooms and gorgeous views over the surrounding countryside.

BATHROOMS

The en-suite bathrooms are individually decorated with different colours and materials. They all have large, walk-in showers.

KITCHEN

The big kitchen is flooded with light thanks to double doors to the garden as well as a large window over the sink, offering stunning views. Connected by an open doorway to the dining end of the house's huge living room, the patterned floor tiles continue across the whole of the ground floor. The kitchen is fully equipped and boasts a large central island with seating.

LIVINGROOM

The impressive living room runs the entire length of the house and is the shining star of Podere Caporali. The dining area is located next to the kitchen and in front of a large open fireplace, while the middle section is a lounge area, with a more informal sitting room at the other end in front of a corner fireplace. Here there is a handcrafted, made-to-measure corten spiral staircase up to the first floor. A tiled floor runs throughout the ground floor and there are two sets of doors out to the garden.

OTHER ROOMS

There is a pantry near the entrance to the house on the ground floor, as well as a spacious laundry room on the first floor.

FACILITIES

OUTSIDE

The house sits on a small hill enabling incredible 360* views and is surrounded by a lawned garden and an olive grove. The beautiful hand-crafted travertine pool (17.5m x 4.5m; 1.5 deep) is new and has a fabulous view of Panicale. The property is accessed via automatic gates onto a drive that will become an avenue of cypress trees. Entirely private, the fenced garden with built-in irrigation has been recently landscaped and planted, along with an olive grove of 250 trees. There is shaded parking under a pergola that has solar panels on the roof.

TECHNICAL

Water is supplied by a private well, while a 6kw photovoltaic system contributes to the electricity supply, alongside connection to the national grid. Climate control includes an air-source heat pump for heating and AC units for cooling. Waste water is managed via a septic tank which is accessed through an automatic gate. Windows and French doors feature chestnut-wood frames with double glazing and integrated mosquito screens.

ENERGY

A

OTHER FEATURES

DIRECT ENVIRONMENT

The property has no direct neighbours and is easily reached via two gravel roads that run between Tavernelle and Panicale.

PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services throughout the year for this property. You can find more information in the separate 'Property Services' section.

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] (46km); Florence [FLR] (155km); Rome Ciampino [CIA](180km); and Rome Fiumicino [FCO] (194km).

Train: The nearest train station is in Chiusi (15km), where car rental is also available.

Road: The A1 motorway exits closest to the property are at Chiusi (15km) for Florence and at Fabro (25km) for Rome.

DISTANCES

Podere Caporali is within easy reach of several towns and cities in both Umbria and Tuscany, including: Panicale (3km); Tavernelle (4km); Paciano (7km); Città della Pieve (13km); Castiglione del Lago (19km); Cortona (34km); Montepulciano, which is famed for its wine (37km); Perugia (40km); Deruta (41km); Todi (57km); Assisi (59km); Montefalco/Bevagna (64km); Gubbio (85km); Siena (93km); Spoleto (95km); Florence (160km); and Rome (168km).

LEISURE & ACTIVITIES

There are beautiful walks directly from the property. Lake Trasimeno with its beach and watersport facilities is 19km away, while for golfers, there are three courses to choose from: nine-hole Golf Course Lamborghini at Panicarola (10km), the 18-hole course at Golf Club Perugia in Ellera Umbra (24km),



or 18-hole Antognolla Golf course (42km) which is one of the most spectacular and challenging in Italy.





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