



## PODERE POLINO

*Podere Polino is a paean to flawless design. The villa's indoor and outdoor spaces are seamlessly curated, harmoniously fusing form with function to create an exceptional and characterful house that is as comfortable as it is beautiful.*

PRICE	EUR 5.950.000
SALES CATEGORY	ready to move in
DIMENSIONS	<p>Inside: The Villa measures approximately gross 525 sqm including approximately 66 sqm of garage. The Pool house is approximately gross 162 sqm large including the semi-underground floor. Extra buildable allowance of approximately 150 sqm is present, which exact measure is currently being verified.</p> <p>A separately semi-underground Wine cellar positioned in the vineyard with dining room and semi-professional kitchen, separate toilet and storage has a size of approximately gross 89 sqm.</p> <p>Outside: approximately 123.382 sqm of land, amongst which vineyards (8.074 sqm), olive groves (37.318), fields (54.785) and woodland (23.105).</p>



RENTAL POTENTIAL	Podere Polino is currently part of Special Umbria's exclusive holiday rental portfolio and is delighted to continue doing so with the new owner.
SLEEPS	10
BEDROOMS	5
BATHROOMS	6
LOCATION	GPS: 42.9660273,12.1032608 Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Podere Polino is a house that sings of great design, impeccable taste and deep comfort. Designed and built from scratch on what was originally a large meadow, the property was completed in 2016, using stone from the site for the soaring arches, solid door frames and big fireplaces that organically anchor the house to its location. Passion and enthusiasm are everywhere but never spill over into excess.

Conceived, project-managed and interior-designed by Special Umbria, the property is a celebration of the great artistry and crafts of Italy, both past and present. Traditional materials – Tivoli marble floors and the handcrafted wrought-iron balustrade – are complemented by the modern shine of features such as the Gullo kitchen and the specially commissioned Badari chandelier.

The five double en-suite bedrooms are light and bright, and distinguished by the jewel colours of the silk soft furnishings. Antiques and modern designer pieces sit comfortably together in every room, as do

floor cooling and heating. Light fittings wow, comfort is integral and the level of artistry throughout is extraordinary. The house offers high style that you can relax in and is designed to bring people together while offering space and privacy.

The temperature-controlled wine cellar has a large tasting room attached. Oenophiles and pizza lovers alike are also served by the wine cantina, outside pizza oven and dining terrace near the property's entrance gate. This is a house that has love and brilliance poured into every myriad tiny detail.

The property is surrounded by approximately 12 hectares of private land, where guests can enjoy walks through the forest, the olive groves and the vineyard just below the house. The garden design takes in the big views and plays with scale using terracing and planting to create pockets of privacy, interest and entertainment, including the 12m x 5m oxygenated heated infinity pool. There are sit spots in the sun and shade, a covered dining area with B&B Italia chairs, and views that look like they, too, are designer.

The vineyard boasts a very good wine production both white and two reds under the renomate label "Podere Polino". The entire process of vineyard maintenance, wine making and bottling can be taken over by the new owners.

## LAYOUT

### BEDROOMS

Podere Polino has four spacious double, en-suite bedrooms defined by different colours. All the bedrooms have access to balconies or terraces.

- The green bedroom is the principal suite with embroidered silk by GP & J Baker on the bed, a reclaimed oak herringbone floor, pretty antique chests and chairs, and made-to-measure gloss cabinets
- The pink bedroom has a specially commissioned wrought iron bed welded by a local blacksmith, a Knoll armchair and footstool, and a Tivoli marble floor
- The blue bedroom has a Manuel Canovas silk bed



hanging which matches the blue of the 17th century Chinese plates displayed on the wall, and a Tivoli marble floor

- The red bedroom has a large, working fireplace of local stone, a marble floor, sculptural Aballs ceiling lights by Parachilna and a beautiful antique gilt mirror
- A fifth bedroom has been added in 2023 in the pool house, next to the main house and close to the swimming pool; this area has large arched windows, a huge stone fireplace and bare brick walls, the drama coming from the plants inside and the views outside. There is a separate bathroom and expertly equipped pantry with dishwasher and ice maker.

## BATHROOMS

The four coloured bedrooms in the main house have all have en suite shower rooms, while the area in the pool house has its own separate shower room. Most notably, the en suite to the green bedroom also has a modern slipper bath with an impressive wall surround of cleverly matched travertino di San Casciano and a sculptural light fixture by Cameron Design House. The others mix marble and stone with antique mirrors and modern light fixtures.

## KITCHEN

The handcrafted kitchen is both a visual and practical design feast. An impressive room with a soaring ceiling and Tivoli marble floor, where high-gloss handcrafted units sit next to the big, local Pietra Serena stone fireplace; antique ceramics sourced at local auctions are displayed in ceiling-high arched, dark wood cabinets, next to white, lit shelves of modern glasses, while the Badari chandelier, a special commission, is the jewel in this cucina crown. The design is opulent, but it is also functional. The kitchen is expertly equipped, including a top-of-the-range oven and a wall unit with central wine fridge by the Florentine brand Gullo. Attention to detail is such that the porcelain plates with gold-leaf trim were designed specifically for the house, along with the silver cutlery. The dining table was handmade to Special Umbria's own design to go with the Knoll Saarinen dining chairs,

the legs of which match the stripe in the window blinds – a subtle but stunning touch. This is a room that will launch a thousand design conversations with its incredible sight lines, crisp whiteness, gilt warmth and luxe lighting. It is also somewhere where cooking and dining are next level. During your stay breakfast, lunch or dinner, prepared by the housekeeper or chef can be arranged.

## LIVINGROOM

The sitting room is, like the rest of the house, a careful curation of antiques, specially commissioned pieces and modern design. A formal yet cosy room, the reclaimed oak herringbone floor anchors the furnishings' autumnal colours: the ochre silk curtains by Lelièvre and the locally made velvet sofa. The solid stone working fireplace is 18th century Umbrian while the Marie José Robben painting and delicate William and Mary 1720 writing desk with pretty floral inlay are both Dutch, a nod to the property owners' roots. There is a TV as well as beautiful art books to lose yourself in.

## OTHER ROOMS

- Downstairs in the Villa is the temperature-controlled wine cellar. The accompanying tasting room is dominated by a beautiful, big oak table made by a local carpenter;
- On the ground floor is a guest toilet as well as a spacious laundry/pantry with Miele washing machine and tumble dryer;
- The outside covered dining area next to the kitchen seats ten with vast views over the Umbrian countryside; a separate covered seating area next to the livingroom with comfortable Gervasoni Ghost furniture, is perfect for enjoying an aperitif in the early evening or reading a book in the early morning;
- The upper floor of the pool house has large glass window doors, on one side overlooking the pool area, on another overlooking the valley, an open fireplace, a separate pantry and separate bathroom with toilet, sink and shower; the semi-underground floor is partly used as technical area to the swimming pool, partly in a builder's finished state. Including a private outside space with room for an outside shower, this semi-underground floor area may be further completed as



a comfortable gym, even with spa facilities. • At the entrance gate to the property is a separate semi-underground wine cantina with three large protected glass doors overlooking a cosy terrace with a typical local pizza oven, where one may have informal dinners and lunches. Inside one will find a big open space with large table and chairs, an open fully equipped semi-professional kitchen with big refrigerator space, as well as a separate toilet area. Accessible from outside is an adjacent, separate closed storage space. This is the ideal place for informal summer evening dinners. • The extra building allowance gives the opportunity to construct attached or detached from the villa other habitable spaces, such as e.g. a sixth bedroom with bathroom ensuite, as well as a large inside dining area adjacent to the kitchen, overlooking the pool area and valley. Underneath the pool house there is a builders finished area which can be transformed into a small fitness, overlooking the vineyards with outside shower and Jacuzzi. SpecialUmbria is happy to support with setting up as well as realising new plans!

## FACILITIES

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### OUTSIDE

The large formal garden at Podere Polino was laid out in collaboration with Architect Daniele Spitaleri, a designer from Catania in Sicily. Using the big views, terraced lawns and varied planting, inspiration is both local and from further afield. Cypress, citrus and olive trees, espaliered fruit trees, rose arbours and swathes of lavender help create different 'rooms'. The heated oxygenated infinity swimming pool (5 x 12 meters) sits below the house so you can look at the vast views in one direction and the architecture of the house in the other. Directly below the more formal Italian gardens, the extensive vineyards private to Podere Polino and looked after by a young local wine producer, not only create a pleasant typical Mediterranean view, but also grow various grapes like Cabernet Sauvignon (0,5 ha), Pinot Grigio (1 row), SanGiovese (0,5 ha), Chardonnay (2.000 mq) and Grechetto (3000 mq.) The adjacent olive groves, existing of

approximately 600 trees, grow an impressive quantity of quality olives enabling to produce an excellent olive oil. A small private lake and further meadows and forest areas in the far end of the property complete the estate.

### TECHNICAL

The estate is equipped with private well water for garden and land irrigation, as well as mains water for domestic use in the villa, pool house and wine cantina.

The heating system is fueled by LPG, and the property is equipped with three boilers for the different parts of the property (one for the main house, one for the pool house and one for the wine cantina).

The main house is also equipped with a heat pump for both cooling and underfloor heating and air conditioning units in the bedrooms and thermostats in each room.

The pool is heated with a heat pump and it boasts a last generation of thermal cover.

Irrigation is present throughout the entire garden. The property boasts photovoltaic panels (2 Kwh in a Condominium + 4 Kwh direct private use) and has a 20 kwh capacity for electricity.

The main house and garage are connected to a alarm system. The gate is automatic.

External, very well thought of, illumination present throughout the entire garden, as well as double glaze windows and mosquito nets to each window. The estate and its premises work on a 'domotica' system.

### ENERGY

A1

### OTHER FEATURES

private pool, pool heating, air conditioning, bluetooth speakers, hob/stove, oven, fridge, fridge with freezer, dishwasher, washing machine, tumble dryer, iron+board, satellite TV, television, wifi, central heating, cot, high chair, barbeque, vinyard, wine cellar



## DIRECT ENVIRONMENT

The property overlooks the Medieval town of Piegaro. The Villa and its premises are part of a quiet neighbourhood with some other high quality villas and gardens. The maximum of privacy is granted.

## PROPERTY MANAGEMENT

SpecialUmbria, who designed and project managed Podere Polino, looks fulltime after Podere Polino, caring for each and every aspect and detail.

## NOTES

The asking sales price refers to the real estate property in its current state as described in this profile. All present inside and outside furniture and decorations are available at a separate price ( Euro 700.000,00 ).

## SURROUNDING

### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (40 km) with flights from Rotterdam Airport (Transavia) and Brussels (Ryanair), London (BA and Ryanair), Barcelona and Vienna; Rome Fiumicino (190 km) and Ciampino (175 km) International Airports and Florence International Airport (165 km); nearest A1 Motorway exits are at Fabro (22 km) for Rome and exit Chiusi (25 km) for Florence; international train station of Chiusi (22 km) also hosts car rentals.

### DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (45 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (105 km), Florence (145 km), Perugia (35 km), Gubbio (80 km), Todi (60 km), Orvieto (50 km), Spoleto (95 km), Montefalco / Bevagna (85 km), Deruta (50 km),

Assisi (55 km) and of course Rome (170 km).

## LEISURE & ACTIVITIES

There are long walks directly from the property, while beach and water-sport facilities are a short drive away at Lake Trasimeno (25km). For keen golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in nearby Panicarola (16km) or 18 holes at Golf Club Perugia in Ellera Umbra (28km). Tennis is available 2km from the villa at Piegaro and horseriding 8km away at Montegabbione.







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