

# PODERE SASSONE

Built on the remains of a 17th century Umbrian farmhouse, this unique modern villa respects the past while embracing the future.

PRICE EUR 1.500.000

SALES ready to move in CATEGORY

DIMENSIONS House: 345 sqm;

Swimming pool: 5.5x11 sqm; Extra buildable allowance: 100 sqm; Private land included in the sale:

10.900 sqm

All measurements are approximate.

RENTAL POTENTIAL Podere Sassone is currently part of Special Umbria's holiday rental portfolio. We would be delighted to continue to rent out this property with the new owner, so long as the quality and style of the villa remain similar or better. Please contact us

for more details.

SLEEPS 8
BEDROOMS 4
BATHROOMS 5



LOCATION

GPS: 42.890556,12.290278 Scan the picture below with a suitable smartphone or tablet computer:



# INTRODUCTION

Podere Sassone is a newly built, four-bedroom, five-bathroom country villa. Designed by a well-known modern architect, it sits on the site of a 17th century farmhouse in the countryside near Marsciano.

The house respects traditional Umbrian architecture while the interior, with its double-height reception room, is finished in a light, modern style. Each detail has been carefully considered and the sight lines through the property offer exceptional framed views of the surrounding landscape.

The infinity pool sits in front of the house, putting the view front and centre, to be enjoyed from a lounger or at the table on the veranda.

The property is close to the quiet Marsciano-San Vernanzo road making it easy to access while retaining its privacy. Marsciano has a good choice of shops and restaurants and Todi, a beautiful medieval town, is only ten minutes further on.

### LAYOUT

## **BEDROOMS**

The principal bedroom is on the first floor while the other three are on the ground floor with doors to the garden and views over the pool to the hills beyond. All are en-suite.

The 4 bedrooms are airconditioned.

### **BATHROOMS**

All four bedrooms have en-suite shower rooms. There's a separate downstairs loo near the kitchen on the ground floor.

#### **KITCHEN**

The kitchen is on the ground floor and has double doors out to the veranda, where there is currently a BBQ, and the pool beyond. Expertly equipped, there is lots of cupboard space and a central island that houses the gas hob. The living and dining rooms are accessed through a large open doorway.

### LIVINGROOM

The open-plan sitting and dining room are connected to the kitchen. Part double-height, the modern design includes a large corner fireplace that can also be used to cook on in the colder months. The sitting room is currently located on the first floor. There's a beautiful old fireplace with a woodburning stove, double-height beamed ceilings and a polished cotto floor. The room is accessed from the external stairs and double windows open onto fabulous views.

# **FACILITIES**

#### **OUTSIDE**

The house has been built in the real green countryside. Around the house you will find grass land with mainly olive trees. The garden, well maintained is part of the surrounding fields. A wonderful infinity pool (5.5 x 11 meters, salt water, heated) is just in front of the main terrace. In the center of the view you can see the medieval hamlet of Rotecastello, which is nicely illuminated in the evening.

## **TECHNICAL**

Water is connected to the mains plus a reservoire of



800lt; Heat pump for Ac in all the areas, installed in 2025; photovoltaic with capacity of 3.5 kw; solar panel for hot water; LPG for radiators; electrical charges just outside for cars.

All the windows are double-glazed and have

All the windows are double-glazed and have mosquito nets.

## **ENERGY**

Class A1

#### OTHER FEATURES

#### **DIRECT ENVIRONMENT**

You will enter the house directly from the main road, which is a low traffic asphalted road, via an electric gate and you can park directly in front of the house. The parking can accomodate up to 3-4 cars. The small town of San Venanzo is 3 km away

#### **NOTES**

The asking price refers to the property in its current state, as described in this profile. The interior and exterior furniture is available for sale through separate agreement.

# SURROUNDING

## **TRAVEL**

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (39 km), Ancona International Airport (150 km), Rome Fiumicino (185 km) and Ciampino (172 km) International Airports, Florence International Airport (200 km) as well as Pisa International Airport (203 km); nearest highway exit is at 10 km, exit Marsciano-Collepepe, E45 for the connection with the A1 to Rome and Florence.

## **DISTANCES**

The most important cities in Umbria with all facilities for shopping, culture and art are within

reach: Perugia (40 km), Todi (28 km), Orvieto (46 km), Foligno (45km), Spoleto (56 km), Montefalco / Bevagna (39 km), Deruta (19 km), Assisi (50 km), Cortona (80km), Siena (140km) and of course Rome (159 km) and Florence (185).

### **LEISURE & ACTIVITIES**

Then Antognolla Golf club an 18-hole course, one of the best of Italy (59km). The lake of Corbara is not very far, and it offers several sport activities such as fishing and trekking. For the experts it is possible to book kayaking. Present in the area, for wine lovers, there are several wineries, in a reach of 15 km.





















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