



## PODERE SASSONE

*Modern house, with amazing heated pool and beautiful garden. Real deal for those looking also for a successful rental property.*

PRICE	EUR 1.500.000
SALES CATEGORY	ready to move in
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

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Podere Sassone is a newly built country house near Marsciano, designed by a well known modern architect, on the remains of a 17th century Umbrian farm. Inside and outside authentic old features have been respected, but the interior is finished in a beautiful light modern style. The complete renovation was carried out in 2016 and in 2025 few upgrades have been done, including AC.

The house is wonderfully positioned in the rolling green Umbrian hills. From the house you can see an old hamlet with bell tower which is romantically illuminated in the evenings. The house is near the local road (SS 317) from Marsciano to San Venanzo, which is a low traffic road. This makes this villa very easy to access but still very privately located. Marsciano is a medium-large town with all facilities, restaurants, bars etc. From Marsciano you can reach Todi within 10 minutes by car, which is a very beautiful medieval town with wonderful surroundings.

## LAYOUT

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### BEDROOMS

Three comfortable spacious bedrooms on ground floor with outside doors overlooking the valley and opening towards the swimming pool. Every bedroom has an en-suite bathroom with shower. Fourth

bedroom on first floor with bathroom.  
The 4 bedrooms are airconditioned.

### BATHROOMS

Four en-suite bathrooms with modern fittings. A separate WC near kitchen on ground floor.

### KITCHEN

Modern very well equipped open kitchen with high quality appliances. Cooking isle with professional style stove and four bar chairs around the isle. Just outside the kitchen you will find the traditional BBQ underneath the porch.

### LIVINGROOM

Large open-space living room with two comfortable sofa's, near the perfectly designed fireplace, which can be ideal for relax. Large dining table made of old wood with modern chairs around. Wonderful views from the living room. In the living room you will find a nice combination of modern design and pieces of old wood that came out of the former farm, which where re-used for making tables or just as a piece of art.

## FACILITIES

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### 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 reservoir 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; double glazed windows and mosquito nets are present; electrical charges just outside for cars.

## 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 accommodate 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

The nearest 18 holes Golf Course will be in Perugia. 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.







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