



POGGIO BELLO

This elegant five-bedroom farmhouse is fully renovated and surrounded by a generous garden and pool in stunning countryside.

PRICE	EUR 1.650.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main building is 472 sqm; the agricultural annexes is 45 sqm; Swimming pool of 18x6 sqm. the land included in the sale is nearly 2 hectares (19.369 sqm). All measurements are approximate.
RENTAL POTENTIAL	
SLEEPS	10
BEDROOMS	5
BATHROOMS	5

LOCATION

GPS: 43.154533,12.354962

Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Nestled in a secluded valley in the hills northeast of Perugia, this 18th century farmhouse is just 11 minutes' drive from the centre of the cosmopolitan city.

Fully renovated by the current owners in 2005, they retained the property's original charm, including the barrel-vaulted ceilings and exposed wooden beams. Newer additions include wooden flooring throughout and the large pool with handmade cotto tile surround.

With five generously sized bedrooms, it's the perfect house for a large family or for hosting guests. The kitchen, located on the first floor with doors to a terrace at the back of the property that gets the morning sun, features a beautiful, raised fireplace – a nod to the house's centuries-old roots.

The house is surrounded by nearly a hectare of private land that includes a lawned garden and mature trees. Weeping willows offer shade by the pool and there are also walnut trees, fruit orchards, and a small olive grove. A charming outbuilding currently used as a storage shed presents an exciting opportunity for further restoration.

LAYOUT

BEDROOMS

There are five double bedrooms, four of which are upstairs. Only one is currently in use as a bedroom and it has a wooden staircase leading up to a beamed mezzanine. The other three rooms on this floor are currently in use as a library and two studies. The downstairs bedroom is a self-contained en-suite apartment with a large private sitting room.

BATHROOMS

There are five bathrooms. There is also a guest toilet/shower room on the ground floor.

KITCHEN

The large eat-in kitchen is typical of a house of this period. Located on the first floor, it boasts a very large, raised fireplace and a beautiful double window. It connects to a pantry and is next door to a cosy sitting area that opens onto the terrace behind the house that catches the morning sun and makes a perfect place for breakfast.

LIVINGROOM

The spacious ground-floor sitting room was once the stables and it still has the typical vaulted ceiling and archways. An open fire in the corner is a new addition, likewise the pale wooden floor. Double doors lead to a large billiard room. All the rooms on the ground floor have direct garden access.

OTHER ROOMS

There's a large laundry area and technical room on the ground floor. The property benefits from large amounts of secure storage space downstairs and there's a 20sqm steel shed at the far end of the property for storing garden tools.

FACILITIES

OUTSIDE

A large garden with mature trees surrounds the property. The saline pool (18m x 6m) has a light blue liner and handmade cotto tiles surrounding it. There

are beautiful views across the valley and two fabulous willow trees provide shade. The driveway forms part of the property and could be enclosed. There is also a small olive grove with 13 ancient trees that produce a dense green oil.

TECHNICAL

There is mains water as well as a large underground tank which collects rainwater for irrigation. There is LPG central heating as well as open fireplaces. There's a private septic tank for sewage.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Poggio Bello is entirely private and accessed by its own gravel road. Close to Cenerente, it's just five minutes by car to the nearest supermarket and shops.

NOTES

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

SURROUNDING

TRAVEL

Air The nearest airports are: Perugia [PEG] (20km); Ancona [AOI] (122km); Florence [FLR] (164km); Rome Ciampino [CIA](192km); Rome Fiumicino [FCO] (205km).

Train The nearest train station is in Perugia (8km), where car rental is also available.

Road The E45 exit closest to the property is at Perugia or for the A1, at Chiusi (40km)

DISTANCES

Poggio Bello is within easy reach of several towns and cities that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Colle Umberto (5km); Perugia (8km); Corciano (10km); Magione at Lake Trasimeno (15km); Umbertide (28 km); Assisi (36km); Panicale (37 km); Cortona (45 km); Città della Pieve (48 km); Montepulciano, famous for its wine (69km); Siena (104 km); Florence (153 km); and Rome (195 km).

LEISURE & ACTIVITIES

There are beautiful walks directly from the property and Lake Trasimeno, with its beach and watersport facilities, is just 20 minutes away. The 18-hole course at Antognolla Golf (12km) is one of the most spectacular and challenging in Italy and there's another 18-hole course at Golf Club Perugia in Ellera Umbra (14km).







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