



POSABILE

A fabulous property that speaks to all ages with its spacious yet cosy interior, big and baby pools and views of the stunning landscape surrounding Città della Pieve and Lake Trasimeno.

PRICE	EUR 2.700.000
SALES CATEGORY	ready to move in
DIMENSIONS	The house is 460sqm, with a technical room that measures 23sqm. The surrounding land is just shy of a hectare. All measurements are approximate.
RENTAL POTENTIAL	Posabile 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	10-14
BEDROOMS	5
BATHROOMS	5



LOCATION GPS: 42.964190,12.120411
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Sitting proudly in the unspoilt Umbrian hills, not far from Lake Trasimeno, Posabile is a solid stone building dating from the 16th century, that was meticulously restored by the Special Umbria team in 2015.

The renovation ensured the preservation of the original features, keeping the authentic Umbrian feel to the house while adding contemporary comfort and modern design, through the work of skilled artisans.

Beamed ceilings, exposed stone walls and brick floors show the rich, rural history of the building, while poured concrete, glass and jewel-coloured fabrics set the stage for the property's present and future. The interior design blends natural materials such as the reclaimed wooden cupboards and bedheads, with modern comforts such as floor cooling and high-spec showers.

Posabile is a property full of possibility. It is part of SpecialUmbria's rental portfolio and its current success as a holiday property not only covers running expenses, but also turns a profit. It is exclusively managed by SpecialUmbria and we ensure everything runs smoothly, providing maintenance where needed.

In March 2016 Posabile was featured in [Ville&Casali](#).
In September 2017 Posabile was featured in [Tara](#).

LAYOUT

BEDROOMS

There are five en suite bedrooms, with vast beds made from reclaimed wood. Master suite: a spacious, loft-style bedroom with an emperor bed and an open-plan bathroom with a shower and a freestanding copper bath. Bedroom 2: a super-king bed and a separate en suite. Bedroom 3: a twin room with a separate en suite. Bedroom 4: a super-king bed with a separate en suite. Bedroom 5: an enormous bed (280cm x 210cm), suitable for four children or two adults, plus a separate en suite.

BATHROOMS

All the bedrooms have en suite shower rooms where the simple resin shower walls and floors are complemented by high-performance fixtures and fittings, including heated mirrors. In the master suite the bathroom is open-plan, with a copper bath, while bathroom 5 also has a bath as well as a shower.

KITCHEN

The spacious kitchen occupies the former barn and has been built in a modern industrial style with reclaimed wood from centuries-old shutters for the cupboard doors, poured concrete floors and open shelving. There is a wooden butcher's block-style island and generous workspace making cooking together easy. It is expertly equipped with high-spec appliances including a large oven with five-burner gas hob, two double-door American-style fridge-freezers and two dishwashers. The dining area is at the entrance end of the kitchen, overlooking the living area below. The large wooden table, with its built-in seating and colourful cushions on one side, seats twelve.

LIVINGROOM

The generous-sized living space, with its exposed stone walls and brick floors, is split into two distinct rooms: a cosy sitting area and a library-style space with a large fireplace, a bar corner and huge, deep



club chairs. Both rooms are full of rich colours, fabulous textures and industrial-style lighting. There is a hifi system and Chromecast for streaming internationally. The highlight at Posabile is the playroom: a vast space with a brilliant and extensive soft-play area on two levels.

OTHER ROOMS

There is a separate toilet on the ground floor and a laundry cupboard with washing machine and tumble dryer.

FACILITIES

OUTSIDE

Posabile has two heated pools. Positioned just above the house, there is the main (12mx6m) pool and then a shallow toddler pool just next to it (3mx6m). Both pools have child-friendly automatic pool covers. The views over the hills towards Lake Trasimeno can be appreciated from the double daybeds in the shade of the pergola, or there is a lounge area outside the kitchen. The wooden yoga deck is a peaceful spot for sun salutations, there is table tennis for the more competitively minded, and along one side of the house is a shaded dining area. Younger members of the party have not been forgotten: there is a trampoline, and to complement the incredible soft play area indoors, there is a wooden adventure playground with slides, outdoors. The pool area is fenced and there is also a fenced 50sqm lawn next to the house.

TECHNICAL

The property is connected to mains electricity and has internet connection.

The heating is by LPG (gas).

A well provides water for the house, as well as for the pools and for the garden irrigation system.

ENERGY

Class F

OTHER FEATURES

DIRECT ENVIRONMENT

Posabile sits in nearly a hectare of private land and, with no direct neighbours, maximum privacy is guaranteed, along with incredible views.

NOTES

The asking price refers to the sale of the property in its current state, as described in this profile, including the furniture and interior décor, with a few exceptions including personal items. The property is also currently available for short-term rent and all confirmed bookings must be respected by both the vendor and the buyer. There is already planning permission (expiration date must be checked) and approved plans for covered parking with storage at the entrance to the property.

SURROUNDING

TRAVEL

Air :The nearest airports are: Perugia [PEG] (40km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (165km); Rome Ciampino [CIA] (175km); and Rome Fiumicino [FCO] (190km).

Train :The train station at Chiusi [25km] is ideal for direct journeys to Rome and Florence. There is car rental available at the station.

Road :The A1 motorway exits closest to the property are at Fabro (22km) for Rome and at Chiusi (25km) for Florence

DISTANCES

Posabile is close to several towns and cities in both Umbria and Tuscany, including: Castiglione del Lago (26km); Perugia (30km); Cortona (45km); Montepulciano, which is famed for its wine (45km);



Deruta (50km); Orvieto (50km); Assisi (55km); Todi (60km); Gubbio (80km); Montefalco/Bevagna (85km); Spoleto (95km); Siena (105km); Florence (145km); and Rome (170km).

LEISURE & ACTIVITIES

There are long walks and mountain-bike rides directly from the property, while beach and water-sport facilities are a short drive away at Lake Trasimeno (25km). For golfers, 9-hole Lamborghini Golf Course in Panicarola is just 16km away, while 18-hole Golf Club Perugia in Ellera Umbra is 28km away or Antognolla Golf Club – one of the best 18-hole courses in Italy – is 48km away. Tennis is available just 2km from the property and horse-riding 8km away at Montegabbione.





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