



## SAN GIUSTINO

*Softly colored villa, surrounded by fields, with fantastic driveway, with private pool*

PRICE EUR 1.250.000  
SALES CATEGORY ready to move in

DIMENSIONS The two floor restored have a surface of approximately 400 sqm, the third floor, still to be finished is approximately 200 sqm, the 2 small apartments on ground floor have in total a surface of approximately 158 sqm, the pool house has a surface of approximately 30 sqm. Outdoor: approximately 2 hectares of land.



**RENTAL POTENTIAL** This property is currently not part of Special Umbria's holiday rental portfolio but rented for short terms through other channels. We are happy to provide information on how to retain the current rental agreement, or to discuss ways in which to make the property fit with Special Umbria's style in order to add it to the Special Umbria's holiday rental portfolio.

**SLEEPS** 10-12

**BEDROOMS** 10

**BATHROOMS** 7

**LOCATION** GPS: 43.523633,12.200506  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

Located just outside the last town of Umbria, San Giustino is an ancient stately villa, dating back to 1793, surrounded by a wonderful park, with majestic trees, in an agricultural context. With its cultivated changes, the property has a particular charm in which the signs of the past time in which the local lords lived there still remain intact.

The property is spread over three floors and was renovated at first in 2003 when the roof was redone and a consolidation work was carried out. All the systems were renovated in 2017.

The villa presents two floors completely restored leaving the slightly vintage taste of the time intact, with light colors, delicate frescoes and the small chapel hidden inside.

The top floor, on the other hand, is still to be considered in its raw state, where there are ceilings and predisposition for the systems, but are to be finished according to the taste and need of the new owners.

The ground floor has also created two small renovated apartments, not at the same level of finishings as the main villa. These two apartment can be kept independent or to be connected to the main body.

The whole property is completed by a recently built swimming pool, with a small pool house and a whole park around it.

One of the most fascinating features of the entire estate is the majestic 250 meter long driveway, surrounded by maritime pines on two sides: it is the perfect complement to such an elegant and prestigious villa.

## LAYOUT

### BEDROOMS

Five bedrooms are present on the first floor, and two bedrooms are currently present in the two separate apartments. On the ground floor there are rooms that can be used easily as bedroom. Currently in the separate apartments there are 3 bedrooms in total.

### BATHROOMS

There are 5 bathrooms in the main portion of the villas, and two bathrooms in the separate apartments. A small toilet is also present in the pool house.

One small bathroom is present also in the small pool house.

### KITCHEN

A kitchen with large fireplace is present in the main portion of the villa on the ground floor. Currently in one of the apartment there is a kitchen too.

### LIVINGROOM

The villas has several rooms that are used now as



living-sitting areas on both floors. The two apartments have a both a living area with small kitchen board.

## OTHER ROOMS

The last floor, that has to be finished has 7 rooms, that can be turned into bedrooms, office area, living rooms, extra kitchen. On the ground floor, with connection from within and without there is barn, currently used as a storage. Present on the ground floor is present a room currently used as a pool board room, and there is also an office. Very lovely is the small blue chapel on the ground floor.

## FACILITIES

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### OUTSIDE

The villa is surrounded by a park with mature plants and trees, and fields too. The pool is located in a separate corner of the garden with privacy and it is a 12 by 6 mt pool, with a depth stretching from 120 cm to 160 cm, covered with PVC liner.

### TECHNICAL

The house is equipped with 2 water wells (one old and one new) and also connected to communal water, electricity, heating system with LPG. It is present also irrigation system all around the pool area.

### ENERGY

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### OTHER FEATURES

private pool

### DIRECT ENVIRONMENT

The property is located in a typical agricultural farmer along a small road, with other houses in the distance.

### PROPERTY MANAGEMENT

## NOTES

The property is offered for sale in its current state as described in this profile. Furniture can be purchased upon a separate offer. It is possible to purchase more agricultural land.

## SURROUNDING

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### TRAVEL

Air The nearest airports are: Perugia (58km), Florence (126km), Ancona airport (170 km); Bologna (180 km), Rome Fiumicino (260 km); Rome Ciampino (242 km). Road The E45 highway exit closest to the property is in San Giustino. From there the A1 (Cesena) is at 97 km.

### DISTANCES

San Giustino (3 km), Città di Castello (8 km), San Sepolcro (9 km), Monterchi (14 km), Anghiari (17 km), Montone (34 km), Umbertide (35 km), Arezzo (37 km), Cortona (54 km), Perugia (60 km); Urbino (68 km).

### LEISURE & ACTIVITIES





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