



SAN MARTINO

Stone arches, big open fireplaces, wooden ceiling beams and cotto floors all feature in this large and atmospheric property that offers year-round appeal.

PRICE	EUR 950.000
SALES CATEGORY	ready to move in
DIMENSIONS	Inside: 515 sqm + 23 sqm of storage; Outside: approximately 2.585 sqm.
RENTAL POTENTIAL	
SLEEPS	5
BEDROOMS	5
BATHROOMS	4

**LOCATION**

GPS: 43.029047,12.361540

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



INTRODUCTION

San Martino is a large Umbrian farmhouse in a rural setting not far from Perugia – a university town with a rich cultural history. The sweeping landscape provides incredible views while there are village shops within walking distance.

The original date of the property remains unknown although renovation work was carried out 30 years ago, with more work being done in 2000 and in the last couple of years further upgrades have included new windows with mosquito nets.

The house is currently divided into three living spaces. While the property doesn't necessarily need to be worked on, there is huge potential for creating even more separate spaces or for opening it up into an impressive single villa.

The interior is rich with the local architectural vernacular, such as cotto floors, tile-and-beam ceilings and wide stone arches. This provides warmth and character, while the large garden and amazing setting make this a property that works year-round.

LAYOUT

BEDROOMS

There are currently five bedrooms, all on the first floor. The principal bedroom has a large fireplace, a

walk-in wardrobe and an en-suite bathroom. The number of bedrooms could be increased by turning an office area on the ground floor into one or two more bedrooms.

BATHROOMS

There are four bathrooms on the first floor – three separate shower rooms and an en-suite to the main bedroom with a Jacuzzi bath.

KITCHEN

The main kitchen is connected to the dining and living space and has brick walls, a cotto-and-wood beamed ceiling, an island and a walk-in corner pantry. There is a second kitchen with a more industrial touch in a separate area on the ground floor.

LIVINGROOM

The large living room is connected to the dining area and the kitchen by a series of original brick and stone arches and weight-bearing columns. The whole of the ground floor is typical of Umbrian houses of this time and the local materials such as wooden ceiling beams, cotto tiles and the big open fireplace offer a warm welcome.

OTHER ROOMS

On the ground floor, but separate from the main part of the house, is a large area that has private access from the garden. This is the perfect space to create a separate apartment or add on two extra bedrooms or even one large bedroom with a private office. A handcrafted spiral staircase inside leads upstairs to the first floor where there is a passage to a large games room or office. The property also has a big storage room that currently has a billiards table in it.

FACILITIES

OUTSIDE



The property is surrounded by a spacious garden that is currently mostly lawn but with some mature trees. A request to redirect the electricity line in the garden has been successful and permission for a pool would be granted. There is a built-in pizza oven in the corner of one of the external walls of the house.

TECHNICAL

The property is connected to mains gas, water, electricity and sewage. There is a rain-water collection tank and a well and all the windows are double-glazed and equipped with a mosquito net. Starting summer 2023, in the house is also installed AC in every bedroom

ENERGY

G

OTHER FEATURES

DIRECT ENVIRONMENT

San Martino is the last property along a country lane. There are other houses of a similar style nearby, but privacy is guaranteed.

PROPERTY MANAGEMENT

SpecialUmbria is able to look after every step, from completion of the sale to full interior and exterior design. Once finished, we are able to offer year-round management and rental services for the property. You can find more information in the separate Services section of the website.

NOTES

The asking price refers to the property in its current state, as described in this profile.

SURROUNDING

TRAVEL

Air: The nearest airports are Perugia [PEG] (18km); Florence [FLR] (150km); Rome Ciampino [CIA] (175km); Rome Fiumicino [FCO] (195km) and Pisa [PSA] (238km). Train: There is a train station at Perugia (12km) where car hire is available. Road: The A1 motorway exits closest to the property are at Orte (91km) for Rome and at Valdichiana (63km) for connections to Florence.

DISTANCES

San Martino is close to several towns and cities in both Umbria and Tuscany that are steeped in culture and full of fabulous shops, restaurants and an abundance of art, including: Gubbio (6km); Perugia (11km); Deruta (12km); Assisi (34km); Todi (37km); Castiglione del Lago (38km); Città di Castello (50km); Cortona (55km); Spoleto (68km); Orvieto (69km); Montepulciano, which is famed for its wine (71km); Arezzo (86km); Siena (111km); Rome (164km); and Florence (186km).

LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is less than 40km away. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (31km), or 18 holes at Golf Club Perugia in Ellera Umbra (13km).





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