



## SANTA CRISTINA

*Fully immersed in the utmost beautiful green nature, with Perugia's belltowers in the view, Santa Cristina is composed by a large farmhouse, designed by a well-known architect, several annexes and an interesting group of ruins to further restore.*

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|----------------|--|
| PRICE          | EUR 2.650.000  |
| SALES CATEGORY | ready to move in   |
| DIMENSIONS     | Main house: approximately 580 sqm; Guest house approximately 105 sqm; Lemon house approximately 106 sqm.<br>Group of ruins to restore: main house: approximately 450 sqm, four (4) adjacent annexes (60+26+40+60): approximately 186 sqm.<br>Total private land measures approximately 888.435 sqm (88.8 ha), composed by gardens including vegetable gardens (tbd sqm), and agricultural land (olive groves (tbd sqm) and woodland (tbd sqm). |



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|------------------|---|
| RENTAL POTENTIAL | This property is currently not part of Special Umbria's holiday rental portfolio. We are happy to provide information on how to make the property fit to add it to the Special Umbria's holiday rental portfolio. |
| SLEEPS           | 16  |
| BEDROOMS         | 8   |
| BATHROOMS        | 5   |
| LOCATION         | GPS: 43.229687,12.487463<br>Scan the picture below with a suitable smartphone or tablet computer:   |



## INTRODUCTION

Getting to Santa Cristina is a real experience: you find yourself at the edge of a hill, surrounded by unspoiled nature, with the good fortune to see the bell towers of the historic center of Perugia. But in addition to all the outline, there is what this private estate is: a real dream.

The estate is composed of a large house, on two levels, designed by the famous architect Gae Aulenti, and other outbuildings, some renovated, others used as a lemon house or tool shed. Santa Cristina is definitely a property to fall in love with at first sight. The details are many, perhaps the most important is that it is the house chosen years ago by the famous director Luca Ronconi, who made it his good retreat, where to create and conceive his shows.

The current owners have conducted several upgrade works in the property, on the outside and inside leaving intact the spirit of the property and the architectural style visible in it. With its huge front patio, the main house is a beautiful example of

the use of bare stone, wooden beams, but also more contemporary materials, such as teak and concrete.

The other fantastic component of Santa Cristina, what we could call its flagship, is the swimming pool and the whole area around it: the choice was made not to place it particularly attached to the main house, but to relegate it to a more exposed corner of the elevated area, with the most breathtaking view of the whole estate. Being at the pool therefore becomes an experience of pure freedom. Recently also a changing room and small gym area have been added. The taste of simplicity and spontaneous plants joins a beautiful path surrounded by cypresses, and all the terracing around allows being in the total privacy.

In addition to this, Santa Cristina has a completely renovated guest house, not in the view of the main house granting privacy to both buildings, consisting of 3 bedrooms and 2 bathrooms, with a beautiful and large kitchen, perfect either to be rented separately, or to host friends and relatives. This guest house/cottage is currently also a successful rental property (in 2022: 17 weeks via various rental channels). We also find a lemon house, where to keep plants in winter, connected to water and electricity and a tool shed. This area is also characterized by the particular collection of ancient peonies which still give wonderful flowers. There are other outbuildings that wind in all 88 hectares of land, including a group of ruins completely to be restored, at approximately 700 meters air distance from the main house.

In short, Santa Cristina is the best you can find, ideal for all those who want a great estate, in a magical but not lost place: in fact both the city and the airport of Perugia are each only roughly 30 car minutes away, as is the city of Gubbio.

## LAYOUT

### BEDROOMS

Five bedrooms are present in the main house. The main bedroom has a large walk-in wardrobe. Three bedrooms are present in the fully restored annex.



## BATHROOMS

Three bathrooms are present in the main house. One bathroom has a tub as well. Two bathrooms are present in the annex. One bathroom is also present in the pool house.

## KITCHEN

The kitchen boasts a very spacious area, incorporating also the area where the large staircase is. The beautiful central area covered with marble is one feature for all the cooking lovers. The kitchen present in the annex is a large open space kitchen, with a working fireplace.

## LIVINGROOM

In the main house there are two living rooms: one boasting a very nice fireplace and the second at the end of the large staircase, boasting a fireplace too. In the main house there is also a very special dining room, that seems almost carved in a cave, with connection to a second small kitchen area and pantry and outside too.

## OTHER ROOMS

Main house: office/study on the ground floor, large workshop area with plenty of space to work and laundry area are present. One small gym is present in the small pool house, as well as two changing rooms. Throughout the estate there are also several storage areas.

## FACILITIES

### OUTSIDE

The gardens all around the houses are simply magnificent! A beautiful garden is located behind the main house with a peony area, large lawns extend throughout the estate, with particular mention the one at the edge of the garden with a stone table to enjoy a magnificent view, into the valley and on the city of Perugia. For all these gardens there is an irrigation system in place with

water points all around. The swimming pool is situated 150 metres from the main house via a path which is a little piece of heaven, lined with blooming lavender and rosemary. The outdoor deck of the annex provides as well amazing views over the valley and Perugia. On top of the land there is also a greenhouse. A car pergola is present too. Large part of the estate is covered with woodland: its maintenance and harvesting is commercially organised with local farmers. Furthermore several olive groves cover the estate (in total approximately 450 trees): approximately 180 to 200 trees close to the main house are part of a rejuvenation programme since 2021 (pruning twice annually where this is normally two years); in 2022 at one of the lower terraces approximately 75 trees have been deliberated (land cleared and trees pruned); around the ruins are another three olive groves which land has been cleared in 2022, ready for further pruning. The separate purchase of any extra land from neighbouring land owners may be verified on a case-by-case basis.

## TECHNICAL

Electricity: is present throughout the estate and all electrical wiring has been redone in 2020-2021 in the main house by the current ownership. There is both well water and mains water, plus a large water tank (8-10m<sup>3</sup>) used for irrigation purposes. LPG for central heating, in the main house heating systems can be switched on wood and also a connection to a generator is arranged. There are several working fireplaces which contribute to warming up the rooms. Three (3) thermosolar panels for warm domestic water are located on each roof of both the main house and the cottage. Internet access is available.

## ENERGY

Class G

## OTHER FEATURES

## DIRECT ENVIRONMENT



The property is located along a well kept gravel road, which is approximately 2 km long from the main road.

## NOTES

The mentioned price refers to the last asking sales price for the property in its current state excluding furniture, decorations and garden equipment as described in this profile, before it was committed to be sold early April 2023. It is currently owned by an agricultural company (società agricola semplice), so it is possible either to purchase the shares of the company or to purchase the real estate property as a private individual.

## SURROUNDING

### TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (21 km); Ancona airport (119 km); Rome Fiumicino (225 km) and Ciampino (205 km); Florence International Airport (174 km).

### DISTANCES

Gubbio (21 km), Perugia (23 km), Assisi (35 km), Spello (43 km), Lake Trasimeno (47 km)

### LEISURE & ACTIVITIES

Umbria offers a wide range of activities, such as sightseeing, sport activities, art festivals.





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