



TURRITA

A charming villa with amazing turret overlooking the valley, surrounded by olive groves, special for large family, and to undertake also an exclusive business for hospitality

PRICE	EUR 980.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house: 353 sqm divided into 2 apartments and the woodshed; Garage: 37 sqm; Annex: 13 sqm; Private land included is 5.000 sqm. All measurements are approximate.
RENTAL POTENTIAL	
SLEEPS	8-10
BEDROOMS	4
BATHROOMS	3



LOCATION GPS: 43.109505,12.560528
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Nestled in the picturesque hills near Assisi, this elegant villa combines historic charm with modern comforts, offering a breathtaking panoramic view of the entire valley and the iconic Rocca of Assisi. The property is arranged over two floors, plus a distinctive turret that grants sweeping vistas of the surrounding landscape.

Currently divided into two separate units, thanks to the shared elegant corridor and internal stairs, it can also be used as a single villa. Turrita original construction year goes back to the beginning of XX century, whilst renovations have been carried out in 1985 and the most recent one in 2012, with also anti-seismic works.

The whole compound is completed by a semi underground floor where wine and oil cellars are and a laundry room too.

Showcasing the classic architectural style of stately Italian villas, this residence features four spacious bedrooms, three bathrooms, two grand living rooms, and two fully equipped kitchens, all restored with an eye for detail and high-quality materials. Ample storage spaces add to the convenience, while the villa's beautiful olive grove enhances its charm as a quintessential Umbrian retreat. Additional outbuildings on the property provide an exciting opportunity for further renovation, perfect for creating guest suites or other custom spaces.

A rare blend of history, elegance, and potential, this villa is an ideal choice for those seeking a refined home with generous living spaces and unparalleled views in one of Italy's most cherished regions.

LAYOUT

BEDROOMS

All the four bedrooms are very spacious, and luminous thanks to large windows.

BATHROOMS

Bathrooms have been renovated in 2012. One is located on the ground floor, whilst two are on the first floor, and they boast either shower either tub.

KITCHEN

Kitchens are two, and both are very spacious. The one on the ground floor has a fireplace as well, whilst the one on the first floor enjoys a gorgeous view and has been renovated in 2012.

LIVINGROOM

Each floor has a living room, and the one on the first floor has a lovely fireplace and private terrace, as continuity of the room, giving the ambience a lot of light.

OTHER ROOMS

On the semi-underground floor, with access directly from outside, there are cellars for wine and oil and a laundry room.

FACILITIES

OUTSIDE

The whole ground surface is approximately 5.000 sqm, divided into a formal garden spreading on both sides of the house, and a 3.550 sqm of olive grove with approximate 135 olive trees. A swimming pool is allowed to be constructed, if the buyer of the



property requests a permit at the technical office of the Municipality.

TECHNICAL

The property is connected to electricity and mains water. There is also a well in co-ownership. Private sewage system with 2 septic tanks. Diesel heating with boiler, but with possibility to isolate the two floors, cast iron radiators are present throughout the house.

On the first floor there are thermic glass windows, whilst on the ground floor single glass windows. The property is equipped with alarm system.

ENERGY

G

OTHER FEATURES

DIRECT ENVIRONMENT

Easy access from the tarmac road, not far from Santa Maria degli Angeli and Assisi

NOTES

The asking sales price refers to the property in its current state, as described in this profile. Currently present furniture is not included, but some of it may be negotiated aside.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (20 km), Ancona (165 km), Rome Fiumicino (170 km), Ciampino (176 km), Florence (180 km).

DISTANCES

Santa Maria degli Angeli (10 km); Assisi (10 km);

Bevagna (12 km); Spello (17 km); Perugia (18 km); Foligno (22km); Trevi (30 km); Lake Trasimeno (52 km); Cortona (75 km); Rome (170 km); Florence (180 km).







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