



## TURRITA

*This elegant Umbrian villa with a fabulous turret and far-reaching views over the surrounding olive groves is perfect as a large family home or as an exclusive hospitality venue.*

PRICE	EUR 980.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house: 353sqm, divided into 2 apartments; plus a woodshed Garage: 37sqm Annex: 13sqm Private land: 5000sqm 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

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Nestled in picturesque hills near Assisi, this elegant villa combines historic charm with modern comforts, offering a breathtaking panoramic view of the Tescio valley and the iconic Rocca Maggiore of Assisi. The property is arranged over two floors and has a distinctive turret with panoramic views of the surrounding landscape.

Currently divided into two separate units, the elegant, shared corridor and internal staircase mean it can also be used as a single villa. The property dates from the beginning of the 20th century and renovations were carried out in 1985 and, more recently, in 2012, including earthquake proofing. The house includes a partial basement with wine and olive oil cellars, and a laundry room, too.

The property is an architectural showcase of the classic Italian style with arched double windows with shutters and wrought iron balconies. It features four spacious bedrooms, three bathrooms, two grand living rooms and two fully equipped kitchens, all restored using high-quality materials. There is plenty of storage space and the beautiful olive grove adds charm to this quintessential Umbrian retreat. Additional outbuildings provide an exciting opportunity for further renovation, as guest suites or other custom spaces.

A rare blend of history and elegance, with the potential to add further value, this villa is ideal for

those looking for a refined home with generous living spaces and unparalleled views over one of Italy's most cherished regions.

## LAYOUT

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### BEDROOMS

All four bedrooms are wonderfully spacious and flooded with light thanks to the tall double arched windows and small balconies.

### BATHROOMS

The three bathrooms were renovated in 2012 – one is on the ground floor and the other two on the first floor, each with either a shower or a bath.

### KITCHEN

There are two eat-in kitchens, one on either floor. Both are full of light and while the ground floor one has a fireplace as well as two double windows, the upstairs one - which was renovated in 2012 - has gorgeous views across the valley.

### LIVINGROOM

There are two large living rooms. The one on the first floor has a beautiful stone fireplace and double doors onto a pretty balcony.

### OTHER ROOMS

The turret at the top of the house is accessed by a spiral staircase from the first-floor landing. Surrounded by tall arched windows it offers panoramic views and is ideal as an office, sunroom or bar area. A partial basement with external access includes a laundry room and cellars for olive oil and wine.

## FACILITIES

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### OUTSIDE

The sale includes 5,000sqm of land divided into a



formal garden on either side of the villa and an olive grove of approximately 135 trees covering 3,550sqm. There is a garage with space for two cars. Permission for a pool will be given – the buyer is required to request a permit from the local council.

## TECHNICAL

The property is connected to mains electricity and water. There is a jointly owned well, too.

Private sewage system with 2 septic tanks.

Diesel-powered boiler for heating, on a separate system for each floor. The house has cast iron radiators throughout.

The ground floor is single glazed while upstairs has double glazing.

The property has an alarm system.

## ENERGY

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## OTHER FEATURES

## DIRECT ENVIRONMENT

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

## NOTES

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

Furniture is currently not included but the property could be sold part-furnished for an additional cost to be agreed separately.

## SURROUNDING

## TRAVEL

*Air:* The nearest airports are Perugia [PEG] (20km); Ancona [AOI] (106km); Florence [FLR] (184km); Rome Ciampino [CIA] (192km); Rome Fiumicino [FCO] (206km); and Pisa [PSA] (244km).

*Train:* The nearest train station is in Assisi (11km) where car hire is available.

*Road:* The property is less than 20 minutes from Assisi via SP248.

## DISTANCES

Santa Maria degli Angeli (10km); Assisi (11km); Bevagna (12km); Perugia (18km); Foligno (22km); Deruta (26km); Trevi (30km); Gubbio (44km); Lake Trasimeno (52km); Todi (53km); Spoleto (54km); Città della Pieve (59km); Cortona (75km); Montepulciano, famed for its wine (79km); Orvieto (84km); Siena (123km); Rome (170km); and Florence (180km).

## LEISURE & ACTIVITIES

Lake Trasimeno (52km) has water sports facilities and beaches and there are lovely walks nearby in the Niccone Valley. There are two 18-hole golf courses within easy reach: Golf Club Perugia in Ellera Umbra (23.5km) and Antognolla Golf Club - one of the best courses in Italy (36km) - is just a half-hour drive.







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