TUSCIA

Perfectly positioned and with pleasing proportions, Tuscia is a property with year-round appeal.

PRICE	EUR 730.000
SALES CATEGORY	townhouse
DIMENSIONS	The main house is approximately 270sqm. There are four annexes measuring approximately 19sqm in total. The garden is approximately 560sqm.
RENTAL POTENTIAL	This property is not currently rented out for holidays. We are happy to provide more information about the holiday rental market and how the property could fit Special Umbria's rental portfolio.
SLEEPS	6
BEDROOMS	3
BATHROOMS	3

LOCATION

GPS: 42.635232,12.111681
Scan the picture below with a suitable smartphone or tablet computer:

INTRODUCTION

Set on Lubriano's main street, Tuscia is a tasteful townhouse that was restored in 2007. Much of the original details have been kept or reinstated, including terracotta floors, wooden beams, a large open stone fireplace, stone walls and archways. Modern comforts come in the form of a central fireplace in the living room, double-glazing and gas central heating throughout.

The property has two entrances. The first leads directly from the street, through wooden double doors, into the living room. The second is down a narrow side street and opens onto the lower level, next to the entrance to the house's private garden.

The real star of the show is the exquisite view that can be enjoyed year-round from the open-air terrace off the kitchen, from several windows and from the large private garden with its vines and nut trees. Tuscia provides a front-row seat on the splendour of Cività di Bagnoregio, and the surrounding woods and limestone canyons, through every season.

LAYOUT

BEDROOMS

Bedroom 1
The main bedroom is an en-suite double on the first floor. Wooden floors and exposed ceiling beams provide a warmth to the room, complementing the abundance of light and the connection to the landscape provided by doors onto a private terrace with views over the valley towards Cività di Bagnoregio.
Bedroom 2
Also on the first floor, this en-suite double is characterised by the beautiful exposed stone walls, the original wooden ceiling and the terracotta floor.
Bedroom 3
On the floor below, with a window onto the quiet side street, this en-suite double has a beautiful wooden ceiling and terracotta floor.

BATHROOMS

All three bedrooms are en-suite. The bathroom in the main bedroom has a walk-in shower that was added in 2023 and a double basin, while the two other en-suites are shower rooms.

KITCHEN

The kitchen is double aspect and therefore light and bright. A red gloss island contains the sink and hob, and double doors open out onto a dining terrace with incredible views over Cività di Bagnoregio.

LIVINGROOM

Accessed from the street by beautiful stone arched double doors, the living space is large and welcoming. A central fireplace, with a transparent, glass-fronted hearth, heats both the sitting area on one side and the dining area on the other, while grey wooden floors and a wall of in-built bookcases framing one of the windows gives the room light, warmth and character.

OTHER ROOMS

There is a further sitting room, which could be used as a study or TV room, with a big stone fireplace, cotto floors and a wooden ceiling. Located on the lower floor, it is next to the stairs that grant external access. There is a built-in laundry cupboard in one of the bedrooms.

FACILITIES

OUTSIDE

Tuscia has a generous amount of outside space, including a private dining terrace and a large garden, both with the same impressive view. The garden has vines and nut trees and space for further planting. Permission for a pool would not be granted.

TECHNICAL

The house has mains electricity and water, and gas central heating. The windows are all double-glazed.

ENERGY

Class TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Located on a quiet street in Lubriano, Tuscia is one in a series of similar-looking townhouses.

NOTES

The asking price refers to the property in its current state, as described in these particulars. Kitchen is included in the sales price and some other furniture is for sale at a separate price.

SURROUNDING

TRAVEL

Air: The nearest airports are Sant'Egidio Perugia [PEG] (80 km); Rome Ciampino [CIA] (145KM); Rome Fiumicino [FCO] (160km); and Florence [FLR] (195 km). Train: The nearest train stations to the property are at Orvieto (20km) and Viterbo (30km), where car hire is available. Road: The A1 motorway exit closest to the property is at Orvieto or Orte towards Viterbo.

DISTANCES

Tuscia is within easy reach of many of the towns and cities of Umbria, Lazio and Tuscany that are noted for their culture, shopping and art, including: Città di Bagnoregio (5km); Lago di Bolsena (13km); Orvieto (18km); Viterbo (30km); Todi (40km); Tarquinia (75km); Perugia (80km); Montepulciano, which is famed for its wine (83km); Porto Santo Stefano (108km); Rome (130km); and Florence (181km).

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