



## VILLA LA SCALA

*Tall ceilings and restored frescoes provide an impressive and harmonious backdrop to the high-spec features of this Italianate villa*

|                |  |
|----------------|--|
| PRICE          | EUR 2.650.000  |
| SALES CATEGORY | ready to move in   |
| DIMENSIONS     | The house is approximately 487sqm. The property sits within a 2,7 hectare park. There is extra buildable allowance to build an annex of: 160 sqm gross residential with 60 sqm for technical spaces. Possible to add an underground garage of 100 sqm. Possible to add two square-shaped pool houses of 3,60 mt by 3,60 mt each. |



**RENTAL POTENTIAL** La Scala is currently part of Special Umbria's holiday rental portfolio. We would be delighted to continue to rent out this property with the new owner, so long as the quality and style of the villa remain similar or better. Please contact us for more details.

**SLEEPS** 10-12

**BEDROOMS** 6

**BATHROOMS** 6

**LOCATION** GPS: 43.120512,11.961313  
Scan the picture below with a suitable smartphone or tablet computer:



## INTRODUCTION

This handsome villa with its classical architectural lines, formal gardens and beautiful parkland lies in the very heart of Italy, close to Lake Trasimeno on the border between Umbria and Tuscany.

La Scala was built in or around 1870 as a hunting lodge, and has a rich and interesting history. Approached by a tree-lined avenue from the small town of Pozzuolo, the property is surrounded by olive trees, cypress trees and green oaks. The rear elevation and formal garden, with its large saltwater and heated pool, face south. Grand classical steps planted with lavender and cypresses either side provide elegant access between the two.

The careful interior renovation of La Scala, completed in 2019, saw beautiful original features restored to their former glory, including cementine tiled bedroom floors and upstairs wall frescoes. The highlight, however, is the central, grand, elliptical,

grey sandstone staircase, hand-carved from the local Pietra Serena stone, also known as Macigno. The staircase is a rare example and one of the best of its kind.

High-spec modern additions were included to balance comfort with the grandeur, while pared-back interiors allow the space and the materials, such as the Carrara marble kitchen counter top, to take centre stage.

The property is perfectly placed for exploring the region's abundance of hilltop towns and cities with their enduring cultural and culinary appeal, or the beaches and water sports of Lake Trasimeno. La Scala is within walking distance of Pozzuolo and offers guaranteed privacy.

## LAYOUT

### BEDROOMS

**FIRST FLOOR:** Main bedroom: The double-aspect main bedroom has an elaborate ceiling and chequer-board floor tiles, and a custom-made built in wardrobe. Facing north and west it enjoys a beautiful afternoon light. Second bedroom: This large bedroom has restored frescoes round the ceiling and beautiful cementine floor tiles that extend to the bathroom. Third bedroom: This is another large bedroom with restored frescoes round the ceiling and original cementine floor tiles.

**SECOND FLOOR** Fourth bedroom: This is an en-suite double with a large, walk-in shower. Fifth and sixth bedroom: This fifth room is composed by a room north and west facing, and another large double bedroom with private terrace (with lighting and power sockets) with views towards Lake Trasimeno, Mt Cetona, Mt Amiata, Montepulciano, the Chiusi hills and the Pozzuolo bell tower. These two rooms have a private entrance and share a bathroom. is a double or twin room

### BATHROOMS

Main bedroom's en-suite bathroom:



The en-suite bathroom has two basins, a freestanding bath, a large walk-in shower and a marble floor.

Second bedroom en-suite bathroom:

Ivory colour bathroom with walk-in shower.

Third bedroom en-suite bathroom:

The marble en-suite bathroom has a large walk-in shower and a free-standing bath.

Fifth and sixth room:

Shared bathroom with a marble en-suite including a large walk-in shower and a free-standing bath.

There is one toilet for guests on the ground floor.

## KITCHEN

A long room with a tall ceiling and two wide arches that divide the space in three, accommodating a kitchen, dining room and cosy sitting area with a wood-burning stove. The high-spec luxury kitchen has a stainless steel Smeg professional cooking range with gas hob. The long, central island and work surfaces are topped with Carrara marble and current appliances include large Smeg fridge and freezer, a Miele dishwasher, and a cooling, filtering and sparkling drinking water system by Grohe Blue Home.

## LIVINGROOM

The triple aspect drawing room, similar to the kitchen, is a long room divided into three separate areas by wide arches. The current layout has a more formal seating area at one end with a wood-burning stove, a less formal TV viewing spot at the other, with a small dining area occupying the middle part of the room.

## OTHER ROOMS

Hallway: The grand entrance hallway has double doors with a fan light above, leading to a Pietra Serena sandstone staircase with an elegant figure-of-eight-design banister. Each step of this original staircase was hand-carved, its artistry exceptional, and it rises through the centre of the villa connecting the floors with grandeur and elegance. There are marble floors with under-floor heating

throughout the ground floor and all the windows and French windows are double-glazed. There is a guest WC and a rear portico overlooking the south-facing gardens and pool. On the first floor: Study: The large study has restored frescoes on the ceiling and a tiled floor as well as a balcony overlooking the front of the house. There is also a laundry room, a separate WC, and a boiler and service room.

## FACILITIES

### OUTSIDE

La Scala sits in a 2,7 hectare land including a park that is fully fenced and planted with olives and cypresses around the perimeter: there are over 150 mature trees in the grounds including an evergreen oak avenue and an accessible wooded area. There is an outdoor dining spot that is shaded by trees in the morning and by the house in the evening. The original travertine drinking fountain is still in place. An beautiful lounge area, covered and south facing pergola. The recent landscaping was completed in 2021 and the saltwater (15mx5m) pool with a (5mx2m) sun ledge at one end was put in at the same time. Other features in the grounds include a decorative circular fountain fed by a 120m deep well and recycled rainwater from the roof; an automated watering system; and zoned exterior lighting. Pool heating has been installed in spring 2022.

### TECHNICAL

The house has mains electricity, LPG and a mains water supply as well as well water.

There is one well deep 150 mt providing 16 lt/minute that fills also the 32.000 lt fountain. A 5.000 lt tank collects mains water. Softener is present as well and the kitchen is equipped with a Bluehome filtering system providing still and sparkling water.

There are 2 Viessman boilers to provide hot water. Heating is underfloor on the ground floors and with radiators on the first and second floor and all rooms have independent thermostats. In all the room is present AC too.

On every floor there is the predisposition to install a





kitchen in order to have all the floors independent habitable units.

On the ground floor there are security cameras.

Pool heating has been installed in Spring 2022.

## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

La Scala is accessed via an electric security gate and private gravel drive from Pozzuolo. There is also a rear access gate.

## NOTES

The asking selling price refers to the property in its current state. Furniture is not included but can be purchased upon a separate offer subject to acceptance by the seller.

## SURROUNDING

### TRAVEL

**Air:** The nearest airports are: Perugia [PEG] (56km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (136km); Pisa [PSA] (197km); Rome Ciampino [CIA] (187km); and Rome Fiumicino [FCO] (201km). **Train:** There is a train station at Castiglione del Lago (6km) **Road:** The A1 motorway exit closest to the property is at Chiusi (16km)

### DISTANCES

Villa La Scala 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: Castiglione del Lago (6km); Chiusi (16km); Montepulciano, which is famed for its wine (17km); Cortona (22km); Città

della Pieve (29km); Pienza (33km); Arezzo (50km); Montalcino (55km); Perugia (56km); Siena (71km); Assisi (72km); Todi (80km); and Florence (120km).

## LEISURE & ACTIVITIES

There are beautiful walks within the estate, and Castiglione del Lago and the water sports and boat hire facilities at Lake Trasimeno are just ten minutes drive from the property.











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