



VIOLA

One of a kind property, with contemporary interiors, top quality materials and vast 360° view.

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| PRICE | EUR 1.500.000 |
| SALES CATEGORY | ready to move in |
| DIMENSIONS | Internally, the property measures approximately 350sq m, plus 150sq m of basement and 50sq m of covered outside space. The property comes with approximately 10 hectares of land. Currently, there is a 100sq m agricultural annex, which can be restored for use as a warehouse or a stable up to 180sq m. |

**RENTAL
POTENTIAL**

This property is currently not part of Special Umbria's holiday rental portfolio but rented for short terms through other channels. We are happy to provide information on how to retain the current rental agreement, or to discuss ways in which to make the property fit with Special Umbria's style in order to add it to the Special Umbria's holiday rental portfolio.

SLEEPS

10

BEDROOMS

5

BATHROOMS

6

LOCATION

GPS: 42.988088,12.086966

Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Viola, newly built in 2013 on the site of a ruin, is perfect for those looking for an exceptional house to accommodate family and friends in comfort and style. Fully furnished in a fresh, contemporary style and equipped to a very high spec, the property is ready for any buyer to move straight in. Viola is in a fabulous location that is private but not isolated and comes with far-reaching views of the rolling Umbrian hills.

Spread over three floors, the house has exquisite dark cotto tiles and solid oak beams throughout. The ground floor comprises a large living room with a cosy fireplace, which leads through to a covered pergola with glass doors that can be opened in summer and closed in the cooler months. Here, there is a large dining table as well as a seating area. A spacious, well-equipped kitchen leads through to a

dining room with a long wooden table that can seat up to 18. There is also a double en suite bedroom. On the first floor there are four bedrooms, all en suite. One of them is a children's sleepover dream with double built-in bunk beds, sleeping four. On the lower-ground floor is a spa area with a Jacuzzi, sauna, and gym or yoga studio. The tech room, large laundry room and pantry area are also here.

Outdoors, the heated pool (12mx6m; depth 1.20m-1.60m) is located on one side of the house. There is a garden that is ideal for children to play in, a vegetable plot and an olive grove, all beautifully maintained.

With its thoughtful design and carefully sourced materials, Viola is a contemporary villa, on an old site, that will give pleasure for years to come.

LAYOUT

BEDROOMS

The first floor has four spacious en suite bedrooms, including the bunk room which sleeps four in single beds. A fifth en suite double is on the ground floor.

BATHROOMS

The en suite shower rooms have handmade coloured tiles and walk-in showers. One of the en suites has a bath and there is an additional shower room on the lower-ground floor, next to the sauna.

KITCHEN

The large kitchen is expertly designed and equipped. The central island is positioned in front of an indoor iron BBQ that has a beautifully crafted extractor hood. Hand built by expert local craftsmen, the room is an elegant combination of culinary form and function.

LIVINGROOM

The living room is a large, comfortable and elegant room with a working fireplace and direct access to the covered porch. In winter this can be shut off with cleverly designed windows and shutters, enabling the living space to be adapted according to



the season. The ground floor rooms flow easily into each other while retaining their specific purpose and space. The living room is directly connected with the dining room, which can accommodate up to 18 people.

OTHER ROOMS

The lower-ground floor houses a Jacuzzi and a sauna. There is also a large room that could be purposed as a yoga studio, a gym or storage facility. There is one tech room below the pool and another here, along with a large laundry room and a pantry area.

FACILITIES

OUTSIDE

The ten hectares of land are mostly given over to woodland, but include a mature garden with lawn, flower beds, outside dining areas, a BBQ and a vegetable garden. The (12m x 6m with the depth ranging from 1.20 to 1.60 m) heated pool, located approximately 15 mt from the house, has a paved and decked surround and is beautifully sited on one side of the house; a pergola provides a shady lounging space at one end. A small parking area with independent access is located below the house.

TECHNICAL

The house has full air conditioning and heating, using a boiler and a heat pump. There are three water wells and a tank with a 60,000 lt capacity to irrigate the garden and vegetable garden. The house has satellite TV and Wi-Fi, solar panels and an alarm system. The windows are double-glazed with bars, which when open can all be hidden inside the walls. There are also mosquito nets. In the garden there is an irrigation system in place. The pool is heated with solar panels. Electrical fence all around the garden anti wildboars.

ENERGY

A1

OTHER FEATURES

private pool, pool heating, air conditioning

DIRECT ENVIRONMENT

The property is located along a well-kept gravel road, which is approximately 1 km from the main road. There is another house in view but Viola enjoys peaceful privacy.

PROPERTY MANAGEMENT

SpecialUmbria can offer full property management and rental services all year through for this property. You can find more information in the separate section 'Property Services' on this website.

NOTES

The property is offered for sale in its current state as described in this profile with all furniture (except paintings) included in the asking price.

SURROUNDING

TRAVEL

Air The nearest airports are: Perugia [PEG] (45km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Rome Fiumicino [FCO] (190km); Rome Ciampino [CIA] (175km); Florence [FLR] (165km). Train The train station at Chiusi [22km] is ideal for direct journeys to Rome and Florence. There is car rental available at the station. Road The A1 motorway exits closest to the property are at Fabro (20km) for Rome and at Chiusi (25km) for Florence.

DISTANCES

Viola is close to several towns and cities in both Umbria and Tuscany, including, Castiglione del Lago (26km); Perugia (35km); Cortona (45km); Montepulciano, which is famed for its wine (45km); Deruta (50km); Orvieto (50km); Assisi (55km); Todi (60km); Gubbio (80km); Montefalco/Bevagna (85km); Spoleto (95km); Siena (105km); Florence (145km); and Rome (170km).



LEISURE & ACTIVITIES

Lake Trasimeno with its beach and water sports is 25km away. There are two golf courses: a nine-hole one at the Lamborghini Golf Course in Panicarola (19km), or 18 holes at Golf Club Perugia in Ellera Umbra (27km).







