



IL CERVO

Exposed antique chestnut beams used throughout and original terracotta floor tiles make Il Cervo a dream property for those looking to become part of a small community without giving up the countryside dream

PRICE	EUR 400.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main Villa: app. 185 sqm; Private garden: 297 sqm Shared Swimming pool; Shared tennis court; Agricultural land: shares on approx. 171.000 sqm of land in shared ownership.
RENTAL POTENTIAL	This property is currently not part of Special Umbria's holiday rental portfolio. Please do not hesitate to reach out on rental potential for this property.
SLEEPS	6
BEDROOMS	3
BATHROOMS	3

LOCATION GPS: 43.287035,12.596627
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Il Cervo is a spacious three-bedroom property which looks towards the Appennine mountains and the neighbouring hillsides. It has a large porch which provides ideal shade on hot days and lovely views of the mountains. A substantial lawn to the front and the side of Il Cervo offers the opportunity to find sun all day or shade all day. The accommodation is on three floors, with living on the ground floor and bedrooms on the first and second floors. The ground floor living is open plan with a kitchen/dining room, with french doors leading into the porch, in which the same original rusti feelings are found. The picture is completed by a welcoming and cosy sitting area with fire place. The kitchen is a modern Italian design, with central isle and dining area, perfectly centered at the ground between the sitting area and the porch. Throughout Il Cervo there is exposed stonework, antique chestnut beams and beautiful original terracotta floor tiles. Il Cervo is part of a fully restored farmhouse, divided into privately owned units.

LAYOUT

BEDROOMS

The master bedroom with king size bed and en suite bathroom is on the first floor and has its own

balcony, and ward-robe area. The second floor has two further bedrooms, each with twin beds and their own bathroom.

BATHROOMS

Two bedrooms have bathrooms en-suite. One bathroom, on the second floor is dedicated to one bedroom, but it is not en-suite.

KITCHEN

The ground floor living is open plan with a kitchen/dining room, with doors leading into the portico, and a separate sitting area with a fireplace. The kitchen is a modern Italian design with granite worktops and a separate isle.

LIVINGROOM

Large lounge with open fireplace, open plan fully fitted kitchen with appliances, dining room.

OTHER ROOMS

Small pantry area under the stairs, with access from within from the living area.

FACILITIES

OUTSIDE

The private garden present irrigated lawn and patio area. There is a shared tennis court a small walk away. There is parking for cars on the front drive. Part of the property consists also on shares agricultural land.

TECHNICAL

The house is connected to electricity, LPG for heating. Water is provided by a spring, with a pump connected to a 70.000 lt of capacity. Sewage system is by a septic tank and natural dispersion. Heating is through radiators. Double glazed windows with mosquito nets are present.

ENERGY

Class F

OTHER FEATURES

DIRECT ENVIRONMENT

Il Cervo is part of a farmhouse divided into more private units.

The farmhouse is in an gated estate, located on a countryside tarmac road.

Each unit has private garden and separate entrance. They share use of the swimming pool, tennis, parking plot and gateway.

NOTES

The asking sales price refers to the property in its current state as described in this profile. Furniture are not included, but some of them can be purchased upon separate offer to be accepted. Il Cervo is sold as a private residential unit with private garden and porch and shared ownership of the pool, tennis, common areas and agricultural land. In the estate there are other units available for sale. Please inform for the details of those. There are not condominium fee, but general outdoor maintenance fees. More maintenance work can be agreed based on each one's wishes.

SURROUNDING

TRAVEL

Perugia airport is 35km, Ancona airport is 94km, Florence Airport is 180km, Rome and Bologna airports are just under 250km.

DISTANCES

Gubbio is 10km, Perugia is 35km, Assisi is 50km, Lake Trasimeno 90km, Orvieto is 110km, Arezzo is 96km, Florence is 195km and Rome is 205km

LEISURE & ACTIVITIES

Antognolla golf is 40 km away near Umbertide. This Trent Jones course is a tough test of golf with a wonderful clubhouse and food. The course is very enjoyable. They hire clubs as well. The castle overlooking the course is being renovated by the four seasons group. For history Gubbio is 15 minutes away and dates back to the 11th Century. Wonderful town! Assisi and Perugia are less than an hour away. Orvieto, Todi, Spoleto and Spello are less than 2 hours away. Florence and Rome between 2 and 2 1/2 hours There are a number of Italian fashion outlets in Umbria, Tuscany and Le Marche. Umbria is very popular with foodies and there are a number of good food festivals, especially during the summer months.







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