



## COLOMBELLA

*Location is key for Colombella! The amazing land all around creates the perfect peaceful oasis, without being too remote. The possibility to customize the interiors, by adding a pool too, will make the property the perfect retreat!*

PRICE	EUR 430.000
SALES CATEGORY	to be finished
DIMENSIONS	House: 245 sqm + 31 sqm of garage; Outside: approximately 48.920 sqm.
RENTAL POTENTIAL	
SLEEPS	5
BEDROOMS	5
BATHROOMS	2

#### LOCATION

GPS: 43.167238,12.482916

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



#### INTRODUCTION

Step into a tranquil retreat where the symphony of nature welcomes you each day. Here, amidst the rustling leaves, you'll find a haven that seamlessly blends the beauty of the outdoors with the comforts of home.

Follow the winding driveway, shaded by towering trees, leading you to your own private sanctuary beyond the gate.

Imagine the tantalizing aroma of freshly baked pizza drifting from the wood oven as you relax on the glass porch, surrounded by the serene beauty of the green environment. And as evening descends, gather around the crackling fireplace in the cozy living room for warmth and companionship.

Each room in this delightful abode offers sweeping views of the breathtaking landscape.

But this home offers more than just visual delight. It's practical too, with easy access and a spacious garage. And with the possibility to construct a pool, you can envision cooling off on hot summer days while soaking in the panoramic views.

With its well-kept grounds and endless potential, this property isn't just a house. It's a canvas upon which to paint your dream lifestyle. Don't miss the chance to make it yours!

#### LAYOUT

##### BEDROOMS

There are currently five spacious and bright bedrooms, one on the ground floor and four on the first floor.

The number of bedrooms may be changed by the buyer during the renovation project.

##### BATHROOMS

Currently the house has two bathrooms: one on the ground floor and the second on the first floor.

During the renovation the buyer will be able to decide on the layout of the bathrooms as she or he wishes.

##### KITCHEN

The kitchen is connected to the dining and living area and is characterized by brick elements and columns. The buyer will be able to decide the complete layout of the kitchen during the renovation project.

##### LIVINGROOM

The large living room is connected to the dining area and the kitchen by a series of original brick. The whole of the ground floor is typical of Umbrian houses of this time and the local materials such as wooden ceiling beams and the big open fireplace offer a warm welcome.

##### OTHER ROOMS

On the ground floor there is a glass porch, which could be the perfect space to create a large relaxing area and it has private access from the garden. In addition to this, at the back of the house, a second porch is characterized by an original brick wood oven, ideal for outdoor dining. The garage is located on the first floor underground and it can be used also as storage room.

#### FACILITIES

## OUTSIDE

The property is partly surrounded by a spacious garden that is currently mostly lawn, and partly surrounded by wood. In the woods, there is also a little stream. This creates a relaxing effect. Besides, you drive in through a lovely driveway that is closed off with a gate.

## TECHNICAL

The property is connected to electricity. Water is taken from a private well, where sewage runs via a septic tank with natural dispersion. Gas may be brought to the property via a GPL tank.

## ENERGY

TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

There are some houses nearby, Colombella is not completely isolated, but privacy is guaranteed thanks to the beautiful trees that surround part of the house.

## PROPERTY MANAGEMENT

SpecialUmbria is able to look after every step, from completion of the sale to full interior and exterior design. Once finished, we are able to offer year-round management and rental services for the property. You can find more information in the separate Services section of the website.

## NOTES

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

## SURROUNDING

## TRAVEL

**Air:** The nearest airports are Perugia [PEG] (13km); Florence [FLR] (174km); Rome Ciampino [CIA] (194km); Rome Fiumicino [FCO] (211km) and Pisa [PSA] (241km). **Train:** There is a train station at Perugia (17km) where car hire is available. **Road:** The A1 motorway exits closest to the property are at Orte (106km) for Rome and at Valdichiana (75km) for connections to Florence.

## DISTANCES

Colombella 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: Gubbio (31km); Perugia (43km); Deruta (28km); Assisi (27km); Todi (52km); Castiglione del Lago (60km); Città di Castello (50km); Cortona (65km); Spoleto (66km); Orvieto (86km); Montepulciano, which is famed for its wine (78km); Arezzo (86km); Siena (127km); Rome (185km); and Florence (174km).

## LEISURE & ACTIVITIES

Lake Trasimeno with its islands, boats, beaches and water-sport facilities is less than 40km away. For golfers there is a choice of a 9-hole course at the Lamborghini Golf Course in Panicarola (55km), or 18 holes at Golf Club Perugia in Ellera Umbra (25km).











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