



## L'OLIVO

*Spacious and bright property,  
fusing rusticity with modern design  
in a stunning hillside setting*

PRICE	EUR 1.725.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house is approximately 357 sqm; annex is approximately 31 sqm; garage is approximately 61sqm. There is approximately 83.864 sqm of land.
RENTAL POTENTIAL	This property is not currently part of Special Umbria's holiday rental portfolio. We are happy to provide more information about the holiday rental market and how the property could fit Special Umbria's rental portfolio.
SLEEPS	8
BEDROOMS	4
BATHROOMS	5

**LOCATION**      GPS: 42.95865,11.99050  
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## INTRODUCTION

With its warm materials and cool design, L'Olivo is a modern interpretation of a traditional Umbrian farmhouse.

The villa is a 357sqm completely renovated, but keeping intact the traditional feeling. The house's unique location, tucked into the hills just five minutes from Città della Pieve, offers picture-book views towards the pretty hilltop town, a valley on one side, the Val di Chiana the other, and Tuscany beyond.

The property is built over three floors: one bedroom with terrace, spacious living room and bathroom on the first floor; kitchen, dining and living space, as well as a double bedroom with en-suite bathroom, on the ground floor; and last bedroom at the second floor with large en-suite bathroom.

A guest house is also present that has a living room with kitchen corner and bathroom. This space can be also considered the 4th bedroom.

Outside, there is a pool with views to match, and a path that leads through the olive groves that boast also century-old trees. A cozy corner with pizza oven and a long table shaded by a pergola, for relaxing moment with the same hypnotic views beyond.

## LAYOUT

### BEDROOMS

There is one large bedroom with en-suite bathroom on the ground floor, with high ceilings, oak beams and cotto tiles. There is also a large built-in wardrobe, as well as a private entrance from the garden. The room on the first floor is slightly smaller but with a private terrace with awesome view on Città della Pieve. The third bedroom is very spacious and located on the third floor. The ceiling presents old oak beams that give the room a particular sense of cosiness. The fourth bedroom can be obtained from the annex, which is already a separate studio bedroom with small kitchen corner and private bathroom.

### BATHROOMS

The ground floor bedroom has en-suite bathroom with shower, with elegant fixtures and fittings. The bathroom serving the first floor bedroom is not en-suite but very large and with shower. The bedroom on the the third floor has en-suite bathroom with shower and tub. There is also a small powder room on the ground floor characterized by aubergine coloured resin. Also the bedroom in the annex is en-suite and with shower.

### KITCHEN

The modern kitchen has, like the rest of the house, handmade cotto floor tiles and a warm atmosphere is given to its particular vaulted ceiling with red bricks. A spacious and bright dining room is connected to the kitchen and thanks to its large windows you are fully immersed in the wonderful landscape. The kitchen present also a fully equipped centre island and it is the perfect place for all those in love with cooking. Small stainless steel kitchen corner is present in the annex.

### LIVINGROOM

An elegant and open-space living room is characterized by a traditional fireplace, cotto floor, high beamed ceiling, in which perfectly match modern and colored element with country-style. The

room is connected to a further openspace with large windows with amazing view.

## OTHER ROOMS

On the floor there is also a further sitting area/office with fireplace.

## FACILITIES

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### OUTSIDE

The pool lies on a terrace in front of the house and the garden has been cleverly landscaped to make the most of the view and surrounding woods and hills. The garden is fenced, with an electric entrance gate, gravel driveway and private parking. In the property are present approx. 567 olive trees, app. 800l olive oil per year.

### TECHNICAL

The property is connected to mains water and electricity.

Private well for irrigation system, which is present throughout the garden

LPG provides for heating and hot water for the first and second floor; instead underfloor heating is present at the ground floor with solar panel.

Automatic entrance gate.

All windows are double glazed.

### ENERGY

TBD

### OTHER FEATURES

### DIRECT ENVIRONMENT

With no direct neighbours, the property is private but not isolated and the pretty town of Città della Pieve is five minutes away by car.

### NOTES

The mentioned price refers to the last asking price for the property in its state as described in this profile, before it was committed to be sold early April 2024. Additional construction possibilities are: • 20 sqm of winter garden (serre); • approximately 6 sqm of extension to the existing house; • 30 sqm of secondary annex, being BBQ/storage/open shed, within 30 meters of the house or attached to the main house or guest annex; • 10 sqm of technical room; • 40 m2 of basement under the secondary annex/technical room, for cisterns/irrigation systems.

## SURROUNDING

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### TRAVEL

Air The nearest airports are: Perugia [PEG] (53km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (146km); Rome Ciampino [CIA] (167km); and Rome Fiumicino [FCO] (190km). Rail The international train station at Chiusi (22km) is ideal for direct journeys to Rome, Florence, Arezzo and Perugia. Car rental is available from this station. Road The A1 motorway exits closest to the property are at Fabro (22km) for Rome and Chiusi (25km) for Florence.

### DISTANCES

L'Olivo is close to several towns and cities in both Umbria and Tuscany, including, Castiglione del Lago (23km); Montepulciano (famed for its wine) (35km); Perugia (43km); Cortona (45km); Deruta (45km); Orvieto (45km); Todi (63km); Assisi (65km); Montefalco/Bevagna (67km); Gubbio (94km); Siena (95km); Spoleto (104km); Florence (135km); and Rome (162km).

### LEISURE & ACTIVITIES

There are beautiful walks and bike rides from the house and for those seeking beach and watersport facilities, Lake Trasimeno is 25km away, or there is a waterpark with slides in Tavernelle (17km). There





are two golf courses close by: the 9-hole Golf Course Lamborghini at Panicarola (16km) and the 18-hole Golf Club Perugia (28km) Antognolla Golf club an 18-hole course, one of the best of Italy (56 km).









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