



LO ZODIACO

Set on a pretty street in Panicale and yet close to Lake Trasimeno, this impressive property is a year-round delight

PRICE	EUR 580.000
SALES CATEGORY	townhouse
DIMENSIONS	The house is approximately 370sqm with an additional 7sqm outhouse. There are two gardens – one at the front and one at the back which together measure approximately 1.800sqm.
RENTAL POTENTIAL	This property is not currently rented out for holidays. 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	3

LOCATION GPS: 43.020793,12.095848
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INTRODUCTION

Lo Zodiaco is a large and elegantly proportioned townhouse set back from a pretty street in Panicale, one of Umbria's oldest and most beautiful small towns.

Beautifully proportioned rooms with high ceilings and a host of original features, including ceiling frescos, traditional tall shuttered windows, pietra serena and cotto floors and old ceiling beams, help give a sense of the building's history while retaining a feeling of light and space.

The property is ready to move into but also has the potential for further renovation, with three rooms on the second floor waiting to be restored, without constraints on the renovation of the internal painting. Currently used as a B&B, the house would make a magical private residence with gardens both front and back.

Lo Zodiaco's central location, just moments from Panicale's shops, bars, restaurants and even a small theatre, offers a friendly community on the doorstep, while other hilltop towns, the Umbrian hills and Lake Trasimeno are close by.

LAYOUT

BEDROOMS

The four bedrooms have retained lots of original

features, including cotto floors, ceiling frescos and built-in wardrobes. One large en-suite double is located on the ground floor, while the other three bedrooms are on the first floor.

BATHROOMS

Three of the bedrooms have en-suite shower rooms and one of the upstairs en-suites also has a bath.

KITCHEN

The kitchen has an original cotto floor and wooden ceiling beams. French doors lead to the front garden making it the perfect spot for al fresco meals.

LIVINGROOM

The main sitting room is at the front of the house and has access to the terrace outside. The unique liberty fresco has been beautifully preserved and there is a working fireplace. The dining room is on the first floor and has direct access to the terrace garden at the back of the property. The impeccably preserved ceiling fresco is of a beautiful zodiac wheel and is what gives the property its name.

OTHER ROOMS

Off the kitchen there is a large laundry room, a small larder and an old storage area. There are three rooms on the second floor that have yet to be restored and could be renovated to create either two or three bedrooms. The vaulted entrance hall is an elegant space with a beautiful staircase and enough room to accommodate a desk.

FACILITIES

OUTSIDE

Lo Zodiaco has two separate outdoor areas – one at the front of the property and the other at the back. The entrance is typical of an old Italian townhouse with a low stone wall beneath an elegant iron fence with a gate and steps up to the front door. There are tall palm trees, colourful planting and a gravel area



that can also be accessed through French windows from the kitchen and has plenty of space for a big dining table. At the back of the house is a large walled terrace with an old fountain that could easily be repaired, mature trees, including olive trees, enough space for a vegetable garden and some vines. There is the option to put in a pool, subject to council permission. This space is accessed via two sets of garden doors, as well as old stone steps from the outside.

TECHNICAL

The house has mains electricity, water and gas. There is central heating with radiators, the boiler has been installed around 5 years ago, and fireplaces provide additional warmth and cosiness. A cistern that collects rainwater is located in the garden, as well as the irrigation with a dropping system is positioned in the two terraces.

ENERGY

Class G

OTHER FEATURES

DIRECT ENVIRONMENT

Lo Zodiaco is located on one of the ancient small alleyways in the centre of Panicale. Set back from the street, there is a small front garden with palm trees and steps up to the fan-arched front door. The main square is a minute away on foot and there is even a small theatre close by.

NOTES

The asking price refers to the property in its current state, as described in these particulars. All present furniture is for sale at a separate price offer.

SURROUNDING

TRAVEL

Air The nearest airports are: Perugia [PEG] (45km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (115km); Rome Fiumicino [FCO] (180km); and Rome Ciampino [CIA] (225km). **Train** The nearest train station is at Chiusi (22km), where car rental is also available. **Road** The A1 motorway exits closest to the property are at Chiusi (20km) for Florence and at Fabro (25km) for Rome.

DISTANCES

Lo Zodiaco is within easy reach of 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 (15km); Cortona (30km); Montepulciano, which is famed for its wine (30km); Perugia (40km); Assisi (55km); Deruta (55km); Gubbio (55km); Todi (75km); Montefalco/Bevagna (85km); Siena (90km); Spoleto (102km); Florence (115km); and Rome (180km).

LEISURE & ACTIVITIES

There are beautiful walks directly from the property. Lake Trasimeno with its beach and watersport facilities is 15km away, while for golfers, there is an 18-hole course at Golf Club Perugia in Ellera Umbra (30km) or nine-hole Golf Course Lamborghini closer to home at Panicarola (7km).







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