



## POSABILE

*A fabulous property that speaks to all ages with its spacious yet cosy interior, big and baby pools and views of the stunning landscape surrounding Città della Pieve and Lake Trasimeno.*

PRICE	EUR 2.200.000
SALES CATEGORY	ready to move in
DIMENSIONS	The house is 460sqm, with a technical room that measures 23sqm. The surrounding land is just shy of a hectare. All measurements are approximate.
RENTAL POTENTIAL	Posabile is currently part of Special Umbria's holiday rental portfolio. We would be delighted to continue to rent out this property with the new owner, so long as the quality and style of the villa remain similar or better. Please contact us for more details.
SLEEPS	10-14
BEDROOMS	5
BATHROOMS	5

LOCATION      GPS: 42.964190,12.120411  
Scan the picture below with a  
suitable smartphone or tablet  
computer:



## INTRODUCTION

Sitting proudly in the unspoilt Umbrian hills, not far from Lake Trasimeno, Posabile is a solid historic stone building dating from the 16th century, that was meticulously restored by the Special Umbria team in 2015.

The renovation ensured the preservation of the original features, keeping the authentic Umbrian feel to the house while adding contemporary comfort and modern design, through the work of skilled artisans.

Beamed ceilings, exposed stone walls and brick floors show the rich, rural history of the building, while poured concrete, glass and jewel-coloured fabrics set the stage for the property's present and future. The interior design blends natural materials such as the reclaimed wooden cupboards and bedheads, with modern comforts such as floor cooling and high-spec showers.

Posabile is a property full of possibility. It is part of SpecialUmbria's rental portfolio and its current success as a holiday property not only covers running expenses, but also turns a profit. It is exclusively managed by SpecialUmbria and we ensure everything runs smoothly, providing maintenance where needed.

In March 2016 Posabile was featured in [Ville&Casali](#).  
In September 2017 Posabile was featured in [Tara](#).

## LAYOUT

### BEDROOMS

There are five en suite bedrooms, with vast beds made from reclaimed wood. Master suite: a spacious, loft-style bedroom with an emperor bed and an open-plan bathroom with a shower and a freestanding copper bath. Bedroom 2: a super-king bed and a separate en suite. Bedroom 3: a twin room with a separate en suite. Bedroom 4: a super-king bed with a separate en suite. Bedroom 5: an enormous bed (280cm x 210cm), suitable for four children or two adults, plus a separate en suite.

### BATHROOMS

All the bedrooms have en suite shower rooms where the simple resin shower walls and floors are complemented by high-performance fixtures and fittings, including heated mirrors. In the master suite the bathroom is open-plan, with a copper bath, while bathroom 5 also has a bath as well as a shower.

### KITCHEN

The spacious kitchen occupies the former barn and has been built in a modern industrial style with reclaimed wood from centuries-old shutters for the cupboard doors, poured concrete floors and open shelving. There is a wooden butcher's block-style island and generous workspace making cooking together easy. It is expertly equipped with high-spec appliances including a large oven with five-burner gas hob, two double-door American-style fridge-freezers and two dishwashers. The dining area is at the entrance end of the kitchen, overlooking the living area below. The large wooden table, with its built-in seating and colourful cushions on one side, seats twelve. The two currently present windows in the kitchen can be subject to enlargement (upon approval of a project) even creating two extra connections with the outdoor area.

### LIVINGROOM

The generous-sized living space, with its exposed



stone walls and brick floors, is split into two distinct rooms: a cosy sitting area and a library-style space with a large fireplace, a bar corner and huge, deep club chairs. Both rooms are full of rich colours, fabulous textures and industrial-style lighting. There is a hifi system and Chromecast for streaming internationally. The highlight at Posabile is the playroom: a vast space with a brilliant and extensive soft-play area on two levels. Some of the present windows can be enlarged, upon presentation of a project to Local Authorities.

## OTHER ROOMS

There is a separate toilet on the ground floor and a laundry cupboard with washing machine and tumble dryer.

## FACILITIES

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### OUTSIDE

Posabile has two heated, oxygen treated swimming pools. Positioned just above the house, there is the main (12mx6m) pool and then a shallow toddler pool just next to it (3mx6m). Both pools have child-friendly automatic pool covers. The views over the hills towards Lake Trasimeno can be appreciated from the double daybeds in the shade of the pergola, or there is a lounge area outside the kitchen. The wooden yoga deck is a peaceful spot for sun salutations, there is table tennis for the more competitively minded, and along one side of the house is a shaded dining area. Younger members of the party have not been forgotten: there is a trampoline, and to complement the incredible soft play area indoors, there is a wooden adventure playground with slides, outdoors. The pool area itself is safely further fenced and there is another 50sqm lawn area fenced next to the house, to secure maximum safety. The entire property is fully closed off by a wooden fence including a wooden manual gate.

### TECHNICAL

The property is connected to mains electricity and

has Wifi internet connection.

Underfloor heating is fed by a heat pump installed in 2015. Heating is also integrated via the LPG boiler, replaced in 2023 with a latest generation one. The boiler is integrated with two solar panels (installed in 2015) for the production of domestic hot water. The underfloor heating and the cooling system are the same, powered by a single heat pump, and is present on both floors and in all rooms. Also part of the cooling of the house, there is air conditioning with condensate extraction, a system made specifically for Posabile without fan coils. There are 2 vents in the kitchen (one which extracts and dehumidifies, while the other releases air conditioning), the same process takes place in the living room where there is a small door in the bookcase, and also in the corridor on the upper floor where there are the same 2 vents for dehumidification extraction and for air conditioning. In periods with temperatures outside over 36 degrees Celcius the system in the house brings the inside temperature to an average of 25 degrees Celcius.

Posabile has its own private well located in front of the car park as you arrive on the right. The underground cistern is located on the opposite side of the entrance, visible on the right from the road that leads from the kitchen to the technical room. It is filled automatically with a float pump from the well, at the same time it is also filled by the rainwater recovery system from the entire roof. This cistern has a capacity of approximately 1000 liters and is only used for watering gardens through an irrigation system that partly covers the entire garden, external hoses and filling the swimming pools. While the domestic water always comes from the well, it all passes through the hydraulic system present in the technical room where it is treated and filtered through a specific system and the softener. There's a press control system and a 1000l tank ensuring a good water reserve for the house including stable water pressure.

### ENERGY

Class F



## OTHER FEATURES

## DIRECT ENVIRONMENT

Posabile sits in nearly a hectare of private land and, with no direct neighbours, maximum privacy is guaranteed, along with incredible views.

## PROPERTY MANAGEMENT

Posabile is currently under full property management by SpecialUmbria (SU). Upon purchase SU is available to continue said services in case the property remains available for short terms rentals through SU.

## NOTES

The asking price refers to the sale of the property in its current state, as described in this profile, including the furniture and interior décor, with a few exceptions amongst which personal items. The property is also currently available for short-term rent and all confirmed bookings must be respected by both the vendor and the buyer. Planning permission (expiration date is being checked) and approved plans for covered parking with storage at the entrance to the property is available. Upon presentation of a project, it would be allowed to enlarge most of the windows on the ground floor.

## SURROUNDING

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### TRAVEL

**Air** :The nearest airports are: Perugia [PEG] (40km) with direct flights from Rotterdam [Transavia], Brussels [Ryanair] and London [BA and Ryanair]; Florence [FLR] (165km); Rome Ciampino [CIA] (175km); and Rome Fiumicino [FCO] (190km).

**Train** :The train station at Chiusi [25km] 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 (22km) for Rome and at Chiusi (25km) for Florence

## DISTANCES

Posabile is close to several towns and cities in both Umbria and Tuscany, including: Castiglione del Lago (26km); Perugia (30km); 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

There are long walks and mountain-bike rides directly from the property, while beach and water-sport facilities are a short drive away at Lake Trasimeno (25km). For golfers, 9-hole Lamborghini Golf Course in Panicarola is just 16km away, while 18-hole Golf Club Perugia in Ellera Umbra is 28km away or Antognolla Golf Club – one of the best 18-hole courses in Italy – is 48km away. Tennis is available just 2km from the property and horse-riding 8km away at Montegabbione.









Please check this profile on our website for more pictures. Thank you.

