

ROYAL-VILLAS-EUROPE

from where you are . . .
to wherever you want to be



Italy

Tuscany/Umbria borders

Ref ICR7

- 6 BEDROOMS
- 6 BATHROOMS
- 18 METRE OVERFLOW POOL
- LARGE PRIVATE GARDENS
- WIRELESS INTERNET ACCESS
- 40 MINUTES FROM PERUGIA

This lovely 6 bedroom property was in time gone by a watch tower with an adjoining fortified farmhouse and has a commanding view over to Tuscany and all along the Niccone Valley.

A large paved courtyard with fountain leads into the villa which has some Romanesque features and the origins of the building clearly date back to the 11th Century. It has been renovated to preserve the austere external appearance whilst creating a spacious light modern interior with sandstone flooring and a glass encased external staircase tower. Extensive private grounds and generous 360 degree views, an 18 x 4 m overflow pool and vaulted pool house and the minimalist interior make this a unique property.

Main House:

- Spacious master bedroom with windows on three sides, with en-suite shower room and separate bathroom, dressing room and TV sitting room/study, on first floor.
- 1 large double bedroom on ground floor of the tower with en-suite bathroom containing square stone bathtub, direct access to the garden and courtyard.
- 1 double bedroom with en-suite bathroom on first floor of tower.
- 1 double bedroom with walk-in bathroom on second and top floor of the tower.
- 1 double bedroom with en-suite bathroom on second floor accessed by steel and oak walk way around double height sitting room.
- Annex: 1 double bedroom with en-suite bathroom.

Other Rooms in Main House:

- Large high ceiling kitchen with huge original arch, sandstone work surfaces with fitted bespoke oak fittings fully equipped including 6 burner gas cooker, dishwasher and icemaker fridge, and a custom made table block and stools and multiregional DVD/TV and also separate larder and pantry.
- Dining room which seats 12 with access to outside dining terrace.
- Living room leading off dining room with fireplace and access to garden.
- Double height sitting room on first floor with fireplace.

Gardens

- Large outdoor dining table seats 14, under covered loggia.
- Traditional bread oven (for roasts, grills and pizza), with back up 15 KW generator and storage at the back.
- Vaulted stone built underground pool house with shower and WC, changing facilities, towel storage.
- Swimming pool 18 x 4 metres with overflow towards valley and spectacular views of the castle.

