



## Casale la Gemma

### اطلاعات مشاور املاک

نام: ArKadia

نام شرکت:

کشور: United Kingdom

تلفن ثابت:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### توضیحات آگهی

آگهی برای:

فروش  
USD 635,159.93

قیمت:

### اطلاعات مکانی

کشور:

Italy

استان:

Umbria

شهر:

San Venanzo

تاریخ آگهی:

2024/06/29

توضیحات:

"Casale la Gemma" is an enchanting, fully stone countryhouse nestled in the gentle Umbrian hills between Todi and Perugia. It is set in a haven of peace and tranquillity, offering complete privacy and enviable serenity. The fully enclosed English lawn garden surrounds the house and is enriched with olive trees, fruit trees, ornamental plants, and hedges, before giving way to the rest of the land, totalling 8,000 sqm. After 800 metres of well-maintained white road, a gate ensures access to the property. A cypress-lined driveway leads to a convenient courtyard, where you'll find a pergola that serves as a shelter for cars and tools. The swimming pool overlooks the valley and is nestled in the garden, just a few metres from the expansive terracotta-paved patio, which also features a masonry wood-fired oven and ample space for outdoor living during the warmer months. The exterior is well connected to the interiors through French doors that open on three sides of the house. The 160 sqm stone countryhouse is comfortably laid out on a single floor and comprises three bedrooms and two bathrooms, along with a living room and a kitchen with a masonry peninsula and a traditional fireplace. The interiors are well-maintained and welcoming, with every finish and furnishing detail designed to be both eye-catching and comfortable. The living room has double access on two sides to the exterior patio, surrounded by the garden, while the master bedroom has access to the poolside, along with a well-finished en-suite bathroom featuring modern fixtures. "Casale la Gemma" is an excellent choice for those looking to live, even if only for a few months a year, immersed in the peace and splendid nature of Umbria. This human-scale property seamlessly blends indoor and outdoor spaces, thanks to its single-floor layout and intelligently designed garden, making it magnificent during the warmer months. Perfect for poolside dinners or aperitifs, romantic evenings, or pizza nights with friends. Its size makes it welcoming yet manageable. It is also an excellent investment for the short-term rental market, given its proximity to local amenities.



The countryhouse was newly built in 2007, with a structure entirely made of stone. Special care was taken with the finishes and the use of high-quality materials from the Umbrian tradition. The floors are terracotta, and the ceilings feature exposed beams and tiles. A wood-burning fireplace and an outdoor oven were also constructed. The property is in excellent condition, both inside and out, and is ready to be lived in.

All utilities are available and fully operational. The property features an independent LPG gas tank, a well providing a year-round water supply, and satellite internet access.

Perfect as a holiday home and as an investment during the months when it's not in use. The property's structure, outdoor space, and location make it highly suitable for the short-term holiday rental market.

The property is located in the municipality of San Venanzo, nestled in the hills between Todi and Perugia, in a beautiful and unspoiled area that is still close to amenities. The nearest village, where all services can be found, is a 10-minute drive away, as is the entrance to the E45, one of Umbria's main thoroughfares.

A charming medieval village is just 1.5 km away and can be reached on foot with a delightful walk through the Umbrian countryside. The location makes the property perfect for exploring Umbria and is well connected to Rome.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the customer at the time of a real interest in the property.

Reformed  
1800

وضعیت:  
ساخته:

اطلاعات عمومی  
زیر بنا:

8000 متر

**Building details**  
Outdoor Amenities:

Pool

**Lease terms**  
Date Available:

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اطلاعات تکمیلی  
آدرس اینترنتی وب سایت:

**Contact information**  
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8836



IMLIX

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