



NICCONE VALLEY

UMBERTIDE | UMBRIA | ITALY





*A quiet and peaceful 'get away from it all' home,
yet close to all amenities and Perugia airport.*

NICCONE VALLEY

UMBERTIDE | UMBRIA | ITALY

Authentic, meticulously restored **property with independent guest house, 105 sqm swimming pool**, truly stunning views across the Tuscan hills, situated in glorious countryside in the sought after Niccone Valley.

A few minutes' drive from Castello di Reschio and other notable restaurants and 25 minutes from the championship golf course and Six Senses Hotel and Spa Resort at Antognolla. On the Umbrian/Tuscan border, close to the vibrant town of Umbertide, with fast access via the E45 to some of the most beautiful towns and cities in the heart of cultural Italy and International airports at Perugia, Florence and two in Rome.

**Floor Space 500 sqm - Land area 5 Ha including 100+ organic olive trees
and Spectacular sunset views**

**9 Bedrooms • 8 Bathrooms • Guest House
15 x 7 m heated Swimming pool • Pool House**

This beautiful home has maintained its historic character with 1-metre-thick walls, ancient materials, working fires and wood burning stoves in a refined luxurious setting.

Main double height entrance hall with stairs leading to first floor principal guest bedroom with en suite bathroom with separate shower and bath. From the entrance hall a few steps lead down to an independent or staff apartment with double bedroom, en suite bathroom, kitchen and sitting room with private door to garden. Back at the main entrance hall, a marble floored corridor leads to guest cloakroom, two double bedrooms, family bathroom

with free standing bath and separate shower. At the end of the corridor is a large dining room and a fully equipped chef's kitchen, with double oven range, gas hob, two dishwashers, an American style fridge-freezer, large central island and double arched doors to the outside breakfast terrace.

A second door opens on to a par terre from the dining room, leading to the sheltered outdoor dining loggia. From the dining area, a stone spiral staircase leads to the first floor reception rooms; a comfortable TV room and formal drawing room with chestnut floors throughout and large open stone fireplace.

The first floor also includes a sumptuous master bedroom suite, spacious bathroom with modern free-standing bath, large stone shower, double sinks and working fireplace.

The 5 bedrooms in the main house have reverse air conditioning with kitchen, reception rooms, master bedroom and en suite with radiators and underfloor heating.

On the eastern corner of the house is a covered loggia with steps up to an independent sixth bedroom with en suite shower room.

The grounds have been beautifully and carefully landscaped, offering quiet and secluded areas for reading, painting, etc. as well as a small vineyard and olive and fruit trees. There is a formal box hedge

par terre garden to the front of the house, with a covered stone dining loggia with views over the estate.

The heated pool blends into the gardens, is surrounded by natural stone and measures approximately 15m x 7m. A glass fronted pool house, around the same length as the pool offers kitchen, wc, separate shower and space for fitness equipment.

The fully air-conditioned guest house is built in traditional style, is circa 15 years old and has a large double height, open plan space downstairs comprising a dining room, kitchen and sitting room, plus two double bedrooms with en suite bathrooms and a double height master bedroom suite on the first floor. A stairway from the guest house leads directly up to the large parking area.

SERVICES

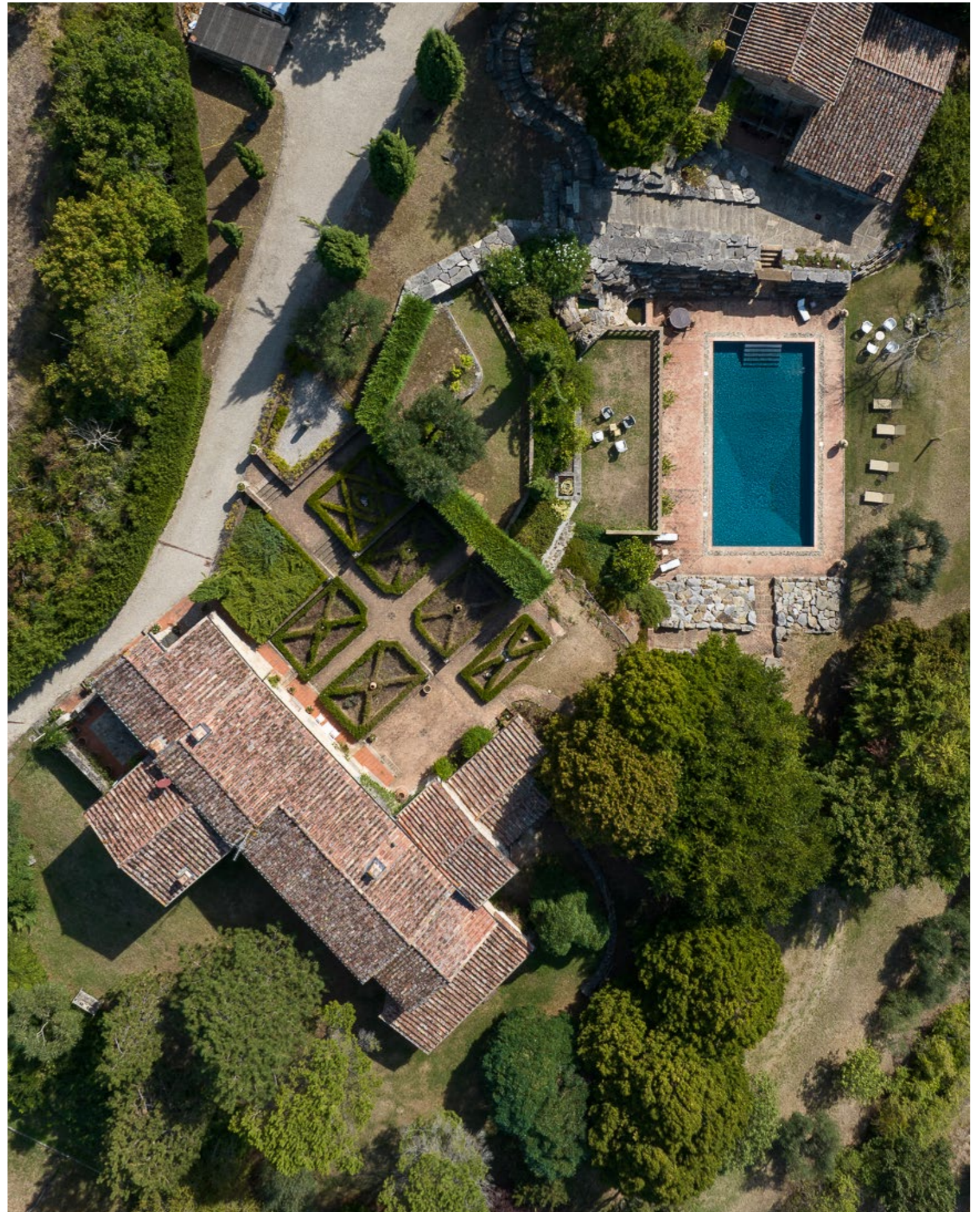
Services include satellite WIFI, mains water, cisterns plus three wells on the property, two water softeners, GPL gas, two technical rooms for boilers, storage etc. and 5 cantina.

One of the finest houses in the area, designed and restored with no expense spared for year round living.









A FULLY EQUIPPED
CHEF'S KITCHEN
WITH LARGE RANGE,
GAS HOB, TWO
DISHWASHERS AND
AMERICAN STYLE
FRIDGE FREEZER
WITH LARGE
CENTRAL ISLAND
AND DOUBLE
ARCHED DOORS
TO THE OUTSIDE
BREAKFAST
TERRACE.







A DRAWING ROOM WITH WOODEN FLOORS AND
LARGE OPEN FIREPLACE.





THE MASTER BEDROOM WITH SPACIOUS BATHROOM WITH MODERN, FREE STANDING BATH, LARGE STONE SHOWER, OPEN FIREPLACE AND DOUBLE SINKS.













THE SPACIOUS GUEST HOUSE
IS FULLY AIR CONDITIONED
WITH AN OPEN PLAN KITCHEN
DINING AREA AND LIVING
ROOM.





MASTER BEDROOM
WITH EN SUITE BATHROOM.





THE GUEST HOUSE HAS BEEN BUILT WITH OLD MATERIALS TO RESEMBLE AN ANCIENT TOBACCO DRYING HOUSE AND HAS THREE STONE AND MARBLE CLAD EN SUITE BATHROOMS WITH WOOD AND TERRACOTTA CEILINGS.





THE HEATED POOL BLENDS IN WONDERFULLY AND
IS SURROUNDED BY NATURAL STONE.









KNIGHT FRANK TUSCANY

Via del Purgatorio 18R

50123 Florence

+39 055 218 457

matteo.mechelli@it.knightfrank.com

www.tuscany-realestate.it

NOTICE AND DISCLAIMER

1. PARTICULARS

Particulars of the property above are given in good faith as a general introduction and cannot be taken as an offer or parts of an offer. Neither Chianti Estates Sales Srl trading as Knight Frank ("Chianti Estates") nor Knight Frank LLP ("Knight Frank") nor any joint sales agent has any authority to make any representations about the property and accordingly any information given in this brochure, by word of mouth or in writing by Chianti Estates and/or Knight Frank or joint agents is to be considered as merely indicative and without responsibility.

2. PHOTOS, MAPS AND MEASUREMENTS

Photographs show only certain parts of the property as they appeared at the time they were taken and are not to be deemed as representative of other areas of the property. Areas, measurements and distances are approximate only.

3. PLANNING REGULATIONS

Chianti Estates and Knight Frank exercise their best efforts to ensure the consistency of the property with planning regulations. It is then the sole responsibility of any interested buyer to check that all necessary planning, building authorizations or other consents were obtained.

4. PURCHASE TAX AND PURCHASE COSTS

Purchaser of a real property in Italy is liable for all costs connected to the purchase process inclusive of taxes and agent's fees.

Particulars dated: 2025

Photographs dated: 2023

Chianti Estates Sales Srl is an Italian corporate entity with registration number 00848800520, qualified to act as a real estate broker under the laws of Italy and a member of the Knight Frank network. Its registered office is Via XX Settembre 5, 53017 Radda in Chianti, Siena, Italy.

