



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

TENUTA PANORAMICA CON 2 VILLE STORICHE E PISCINA  
RISCALDATA



Ref: NV952

Umbria - Perugia - Umbertide

PRICE: 5.200.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

[www.umbriarealestate.com](http://www.umbriarealestate.com) - [info@umbriarealestate.com](mailto:info@umbriarealestate.com)

## GENERAL INFORMATION

Surface: 579.00 Mq

Bedrooms: 7

Bathrooms: 7

Swimming pool: Si

Terrain: 1.3 ha

Panoramic property composed of two historic villas and heated pool, near Reschio Castle

Perched in a dominant position on the rolling Umbrian hills, just a few kilometers from Tuscany and the renowned Reschio Castle, this splendid property comprises two elegant, expertly restored stone farmhouses with breathtaking panoramic views and an elegant heated pool nestled in a lush private garden.

The property comprises two independent villas, approximately 309 square meters and 270 square meters, 40 mts far one from each other, each with its own private access, ensuring absolute privacy and maximum comfort for guests or multiple families.

Both residences are the result of careful and meticulous restoration, carried out to the highest quality standards, preserving the authentic charm of rural Umbrian architecture.

Exposed 18th-century beamed ceilings, antique terracotta floors, stone fireplaces, and period doors tell the story of the house, while modern architectural solutions and fine materials ensure a refined and welcoming living experience.

Each room is furnished with understated and sophisticated taste, embellished with precious antiques, and designed to enhance the natural light and views of the enchanting surrounding landscape.

The living areas of both villas are framed by large panoramic windows, which open onto the Umbrian hills and the heated swimming pool (6.5 x 12 m), located on a raised terrace, perfect for relaxing or entertaining guests.

The meticulously maintained 1.3-hectare park features shaded corners, Mediterranean plants, and open spaces ideal for enjoying the tranquility of the countryside.

Its strategic location allows easy access to some of central Italy's most fascinating destinations, including Cortona, Siena, Gubbio, and Perugia, making this estate perfect both as a private residence and as a prestigious rental investment. Indeed, the property has been successfully listed on the international luxury vacation rental market for over 20 years.

Antica Quercia is a perfect combination of rustic elegance and contemporary comfort, nestled in the green heart of Italy. A place to live in harmony with nature, just steps from the world's most beautiful art cities.

### VILLA 1

Ground floor: Very large double living room with fireplace, dining area and breakfast area. Kitchen with fireplace. 1 twin-bedded room, 1 bathroom with shower.

First floor: Access via both external and internal staircase. Hall with fireplace. 1 master bedroom with en suite bathroom with bath-tub. 1 double bedroom with en suite bathroom with bath-tub and double basin. 1 double bedroom with en suite bathroom with shower. Gazebo

### VILLA 2

Ground floor: Living/dining room with fireplace. Large kitchen/breakfast room with fireplace. 1 double bedroom, 1 bathroom with bath-tub.

First floor: Direct access to the pool area. 1 twin-bedded room, 1 bathroom with shower.

Second floor: 1 double bedroom, 1 bathroom with shower

Services: LPG heating system, well and municipal water, septic tank.