

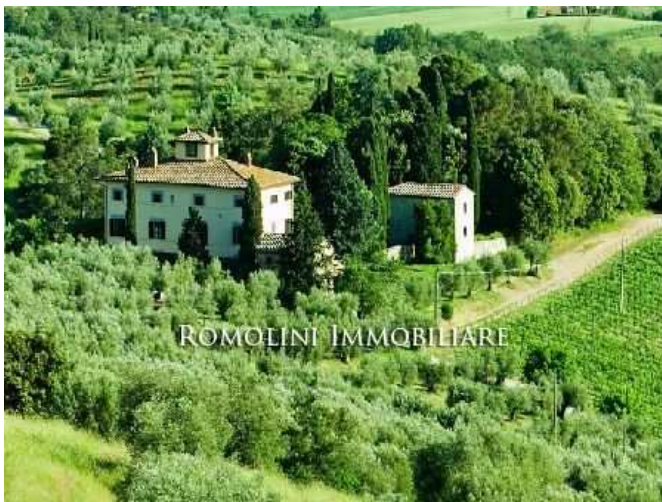


**ROMOLINI**  
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**CHRISTIE'S**  
GREAT ESTATES



Ref. 333 **TENUTA GIOMMARONI CHERUBINI** Panicale - Perugia - UMBRIA **EUR 12.000.000,00**



## Details

Type: Historical Estate currently working as a Luxury Hotel, fine restaurant and SPA

Condition: Completely restored to the highest standards; luxury finished and furnished

Position: Hilly panoramic position

Municipality: Panicale

Province: Perugia

Region: UMBRIA

Size: 2390 square meters ( 25.727 square feet)

Land: 74 hectares ( 182,9 acres) of mixed land including olive grove, D.O.C. vineyard, agricultural land and wood.

Garden: Yes, beautiful formal garden surrounding the Villa.

Bedrooms: 36 - Bathrooms: 51 - Total n. of rooms : 78 + various annexes

Features: Old Historical construction, original floors, original ceilings, painted walls, old stone frames, old stone steps; air conditioning, wi-fi internet, room entertainment system, Jacuzzi bath tubs, SPA; olive grove, vineyard.

Annex: 6 annexes for a total surface of 756,5 square meters ( 8143 square feet).

Access: White road in excellent conditions.

Pool: Yes, two swimming pools both of 6 x 12 with chlorine depuration system.

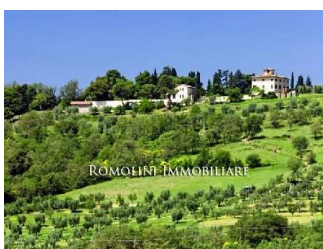
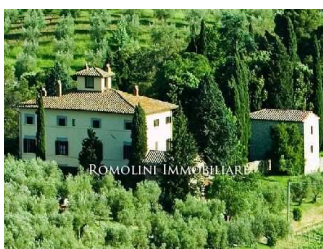
Water: 5 private wells .

Electricity: Yes, already connected; there are five electric meters .

Gas: Yes, provided by n. 3 LPG tank of 5000, 3000 and 2000 litres each.

Telephone: Yes, already connected+ wireless ADSL available. - Adsl: Yes

Heating : Yes.





Nearest Towns: Nearest village for basic services (1,4 km, 3'); Panicale (5 Km 10'); Lake Trasimeno (21 Km, 31'); Città della Pieve (22 Km, 28'); Perugia (27 Km, 37'); Cetona (34 Km, 45'); Deruta (42 Km, 45'); Cortona (44 Km, 57'); Orvieto ( 58 Km, 1h); Siena ( 104 Km, 1h 47'); Firenze ( 150 km, 1 h 58'); Roma ( 179Km, 2 h 10').

Nearest Airports: Perugia Sant'Egidio (37,4 km- 44'); Siena ( 115 Km- 1 h 55'); Firenze Peretola ( 167 Km- 2h ); Roma Ciampino (180 Km, 2 h 8'); Roma Fiumicino (211 Km, 2h 24');

## Description

# Historical Estate for sale in Umbria Working as a Luxury Hotel, fine restaurant and SPA

### Main Villa

Built on foundations of 17th century ( the date on top of the entrance indicates 1780 but is only the date of one of the major restorations during the centuries) the Villa has been restored totally in 1989. Included in the restoration were the total remake of the roof, the windows, the electrical system, gas and water supply. During the last twenty years other renovations have been made. For example in 2004 complete renovation of all bathrooms, the installation of a new heating system and air conditioning in all rooms and common areas. The last renovation of the Villa has been done in 2008 with a total remake of all murals, the restoration of the blue room and the installation of a new room entertainment system .

The villa is set on three floors of 241 m<sup>2</sup> each and the tower room with 9 m<sup>2</sup>.

### Limonaia

It is collocated in front of the Church, built in symmetry with it. The high part of the house has been built in 17th century. In 18<sup>th</sup> century has been added on the right side a new part, planned as green house for the lemon trees. This is the reason why it has been furnished with very high arched windows.

Completely restored in 1990, the building is composed by three floors (from the street side) and one or two floors (from the garden side). On the ground floor has been installed the professional laundry with 45 m<sup>2</sup> and an apartment of 29 m<sup>2</sup>, actually used as fitness room. On the first and second floor is collocated the beauty farm and Spa . The first floor is composed by three big rooms of 110 m<sup>2</sup> which have been divided in several cabins etc. with plasterboard. On the second floor there are two rooms of 58 m<sup>2</sup>, also divided in several cabins etc. with plasterboard.

The beauty farm has been inaugurated in 2005 after a total renovation of the building.

Aside the old building in 2002 a new construction has been added set on one floor with 4 very spacious rooms of 36 m<sup>2</sup>, each with bath and a private terrace.

### Chapel

Built in 17th century has been remade in the second half of 19<sup>th</sup> century and completely restored in 2006 including the remake of the roof, the windows, the façade and the original entrance door.

The building is composed by a large room with a vault of 32,5 m<sup>2</sup> and the sacristy, divided in two floors of 20

m<sup>2</sup> each, connected by the original staircase in grey stone. The church is still consecrated.

### **Frantoio**

The house has been built in 18th century and was originally the oil mill of the estate.

Set on two floors of 110m<sup>2</sup>each not connected with an internal staircase but only with an external one. The lower floor has one Luxury Suite, composed by bedroom, living room and two bath rooms, one with Jacuzzi bath, and one double bedroom with bath. On the upper floor there are three double bedrooms with bath and a small storage.

The house has been completely restored in 1997. In 2003 air conditioning has been added and in 2008 the system of room entertainment.

### **Casa Frantoio**

In 2003, using a new regional law, a new building has been added to the existent one. Divided in two floors each with two double bedrooms with bathroom on suite. Each room has a surface of 28 m<sup>2</sup> for a total of 112 m<sup>2</sup>.

The building is complete with air conditioning and in 2008 the system of room entertainment has been added .

### **Fontanella**

Built in 1700 as the farm of the Villa, the house has been completely restored and enlarged in 1975 and it is currently comprised of 14 rooms on the ground floor and ten rooms on the first one for a total surface of 400 m<sup>2</sup>.

Purchased by the current owners in 2002, the property has been renovated with a complete new electrical system, a new heating boiler, a new kitchen and new bathrooms.

The beautiful porch surrounding the building makes the property particularly attractive.

The house is currently the director's home.

### **Guardian's home**

Constructed around 1970 the property is set on two floors plus liveable attic and it is comprised of : ground floor of 81 m<sup>2</sup> with 3 rooms all connected with ; first floor of 81 m<sup>2</sup>, divided in 3 bedrooms, kitchen, bathroom and corridor.

A restoration undertaken in 2009 regarded all the windows, electrical system, gas system and heating boiler. Currently used as a staff's lodging ( first floor) and as a storage for the hotel ( cellars and attic room).

### **Stables Fontanella**

The construction is dated back to 1975 and was planned as a stable for cows, pigs, chicken and storage. Set on two floors (290 m<sup>2</sup> for the ground floor and 140 m<sup>2</sup> for the upper floor) the building is currently used as green house for the big number of lemon and orange trees of the Villa , as storage for any kind of building material, of agricultural tools and storage in general.

### **La Casa dei Fiori**

The house has been built in 1639 as a farmhouse (a stone with the engraving of the year of construction is visible on the façade).

Set on two floors, each of 160 m<sup>2</sup>, the property is comprised of two senior suites, (bedroom, living room and a bathroom), breakfast room with kitchen and several small storages on the ground floor; three senior suites on the first floor.

Completely restored in 1994; in 2005 air conditioning has been added; in 2008 the system of room entertainment.

The private swimming pool of Casa dei Fiori has been built in 1995 with a new building containing toilets, showers and changing rooms. In 2008 the pool has been renovated following the new regional regulations.

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## **ANNEXES**

### **Capannetta**

Originally an annexe of the farm, probably a barn, the building has been completely restored in 2005. Set on only one floor of 43 m<sup>2</sup> and a sort of terrace and garden in front of it.

The property is completed by a professional kitchen which is used as a cooking school, but also as a room for wine tasting.

### **Sala Meeting**

Situated near the Limonaia, was originally an annexe of the farm, the building has been completely restored in 2002 and furnished as a meeting room.

The room has natural light, air conditioning, 40 seats, 8 tables for conferences and all the necessary equipment for meetings as beamer, big screen, computer, wireless connection etc.

### **Offices**

Situated near the back courtyard of the Villa, and used in former times as a magazine the building has been completely restored in 2001; set on two floors of 35 m<sup>2</sup> each, is currently comprised of two rooms on the ground floor (an acclimatized wine cellar, room for the freezers and fridges of the hotel kitchen, as well as a toilet for the staff) and two rooms (offices) on the first floor.

The whole building is equipped with air conditioning.

### **Spogliatoi Piscina**

Built in 1995 has a surface of 50 m<sup>2</sup> and is at use only for the swimming pool of Casa dei Fiori. It is composed by two big rooms, cloakroom for men and cloakroom for women. Each one consists in a changing room with wash basin, two WC and two showers.

### **Centrale dell'acqua**

Situated in front of the farm house Casa dei Fiori, at the other side of the road. Once a pork stable with adjacent stone oven. Completely restored in 1994 is comprised of 4 rooms of 9 m<sup>2</sup> each is currently hosting the central of the water supply of all the buildings and some storage for the hotel.

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