

Ref. 1396 – **VILLA DEI MOSAICI**www.romolini.com/en/1396

PERIOD VILLA WITH ANCIENT ROMAN MOSAIC AND POOL FOR SALE IN CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria**Interior**
1,290 m²**Bedrooms**
10**Bathrooms**
9**Total land**
2.2 ha**Swimming pool**
16 × 9 m

In Umbria, in Città di Castello, luxury villa with dependance, annex and pool (16 × 9 m). The property, which is in excellent condition and stands out for its elegance and refinement, has ten bedrooms and nine bathrooms and features a 2nd-century Roman mosaic. The villa was originally a 17th century convent and was restored in 1980s by the Japanese architect Kazuhide Takahama. Roughly 2.0 ha of land host a wonderful park with prestigious plants.

SUMMARY OF THE PROPERTY

REFERENCE #: 1396 – VILLA DEI MOSAICI

TYPE: luxury villa with guesthouse, annex and pool

CONDITIONS: luxury finishes

LOCATION: open and sunny

ACCESS: paved road

INTERIORS: 1,290 square meters (13,880 square feet)

TOTAL ROOMS: 29

BEDROOMS: 10

BATHROOMS: 9

ANNEXES: guesthouse, keeper's house

MAIN FEATURES: Roman mosaic dating back to the 2nd Century AD, parquet floors, gold leaf wall, 16th century brick vaults, fireplaces, chapel

TOTAL LAND: 2.2 hectares (5.4 acres)

GARDEN: yes, well-maintained

SWIMMING POOL: 16 × 9 m (heated)

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: municipal network

HEATING SYSTEM: fan coils + radiators

CLOSEST CITIES AND TOWNS

Historic centre (2km; 5'), Citerna (15km; 20'), Monterchi (16km; 20'), Montone (18km; 20'), Sansepolcro (20km; 20'), Umbertide (21km; 20'), Anghiari (26km; 25'), Arezzo (42km; 45'), Gubbio (49km; 45'), Cortona (53km; 1h), Perugia (54km; 45'), Passignano sul Lago (62km; 50'), Assisi (65km; 50'), Urbino (71km; 1h 30'), Siena (109km; 1h 40'), Florence (118km; 1h 45')

CLOSEST AIRPORTS

Perugia San Francesco (51km; 35'), Firenze A. Vespucci (130km; 1h 40'), Bologna G. Marconi (194km; 2h), Pisa G. Galilei (197km; 2h 25'), Roma Ciampino (231km; 2h 30'), Roma Fiumicino (249km; 2h 40')

VILLA DEI MOSAICI

In Umbria, in **Città di Castello**, luxury **villa** with dependance, annex and pool (16 × 9 m). The property, which is in excellent condition and stands out for its elegance and refinement, has ten bedrooms and nine bathrooms and features a **2nd-century Roman mosaic**. The villa was originally a 17th century convent and was restored in 1980s by the Japanese architect **Kazuhide Takahama**. Roughly 2.2 ha of land host a wonderful park with prestigious plants.

DESCRIPTION OF THE BUILDINGS

The **villa** (960 m² – 10,330 ft²) was originally a small convent, built in the 17th century over the ruins of a Roman villa. Inside the building, one can find a beautiful **black-and-white mosaic** which has been dated to the 1st and 2nd century AD (the surface is a trapezoid measuring 6 × 3.6 × 5.6 × 3.1 m). In ancient times, this mosaic probably paved a whole room inside the villa.

It is important to note that, not far from the property, roman ruins were uncovered in the late 18th century and several scholars (*Authority for Conservation of the Archaeological Heritage*) also suggested that Pliny's villa was located around here.

However, in the 1980s the villa underwent a total renovation which was carried out under the supervision of the Japanese architect **Kazuhide Takahama** (1930 – 2010): the designer took care of reworking the garden, by adding his personal touch, and several of the elements visible in the house were specifically designed by Takahama.

- **Lower ground floor:** internal access from the sitting room and external access to the pool. Going down to the left, you will find a room with a stunning mosaic floor, then there are three rooms with brick vaults dating back to the 16th century and a *cantina* with brick groin vault ceiling.
- **Ground floor:** a 16th-century vaulted corridor (25 m long, 2.80 m large) leads on the left of the entrance room there is the chapel with sacristy and independent external access; on the right of the entrance room you will find the sitting room with fireplace and large windows with access to the park, Venetian stucco and gold leaf wall. Two toilets, dining room, kitchen with direct access to the garden, pantry and access to the technical rooms.
- **First floor:** a very bright 16th century staircase leads to the central corridor with authentic 16th century vault. On this floor one can find a studio with view, four bedrooms with changing rooms and bathrooms.
- **Second floor:** two bedrooms, two bathrooms, changing room, set-up for a larger kitchen and sitting room.

The **dependance** (170 m² – 1,830 ft²) dates back to the 18th century, is laid over two levels and has an independent entry with an 18th-century wooden oven. It is made up of entrance room, kitchen, living room, bathroom, sitting room, a bedroom, attic room, bedroom, changing room and a bathroom.

The third building (160 m² – 1,720 ft²) includes **four heated garages** with bathroom and the **keeper's house** with kitchen/living room, bathroom and two bedrooms. This building has a vegetable garden.

STATE AND FINISHES

The property is in excellent condition and it stands out for its elegance and refinement, moreover, it has mosaic floors, parquet floors, a gold leaf wall, 16th century brick vaults and fireplaces; the rooms are very bright and cozy.

The mosaic floor is black and white, dating back to the 2nd century AD, given its incredible value, is protected by the *Authority for Conservation of the Archaeological Heritage*.

The property has solar water heaters and an irrigation system with a water tank for the garden.

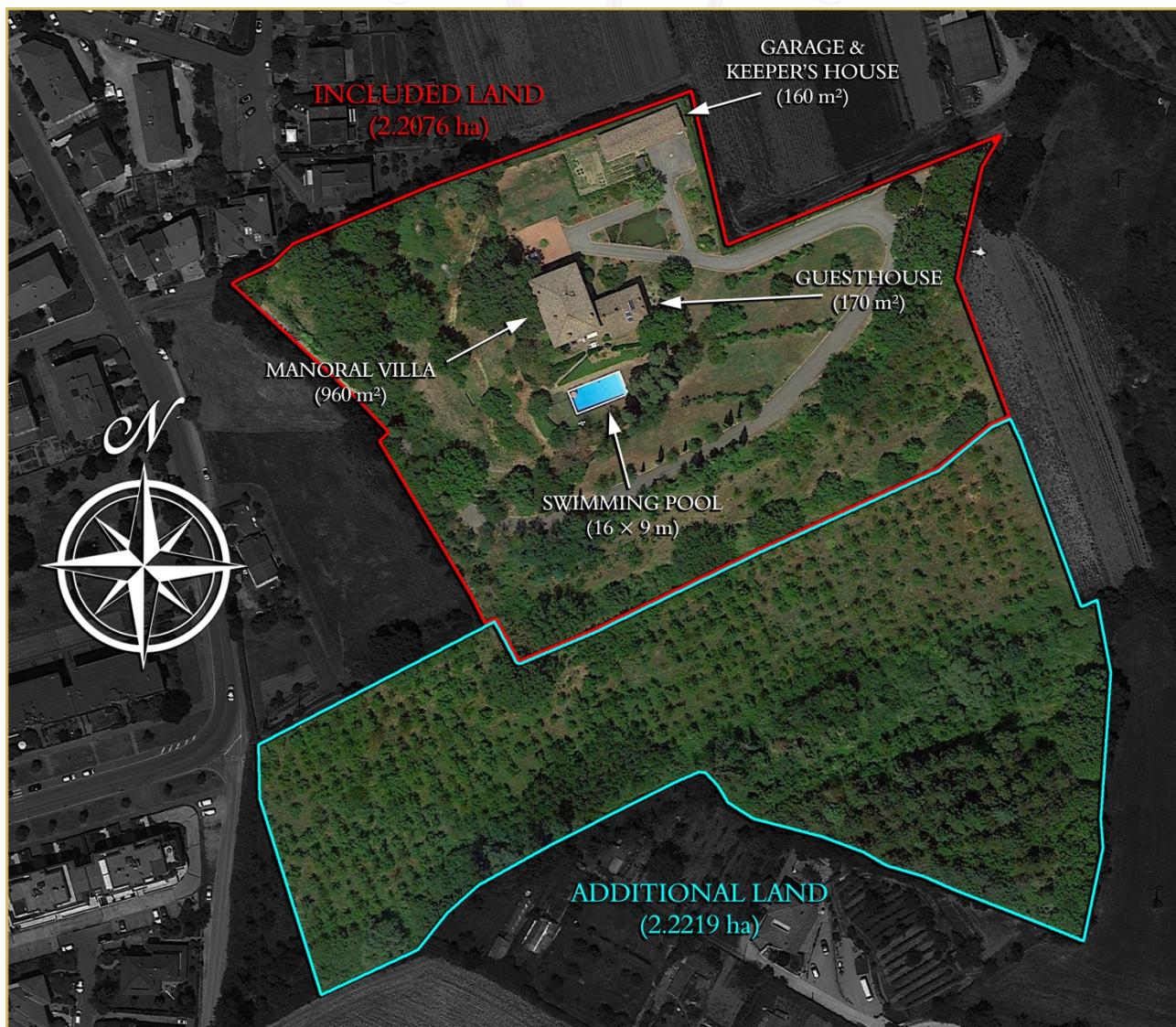
EXTERIOR

The villa is surrounded by **2.2 ha (or 5.4 acres)** of land and boasts a wonderful park with prestigious plants, like a one-of-a-kind downy oak.

The **16 x 9 m swimming pool** has a maximum depth of 3 m and features changing rooms, sport room and white-marble bathrooms.

An additional 2.2 hectares of land (covered entirely by pastures and trees) are available if interested.

MAP OF THE PROPERTY





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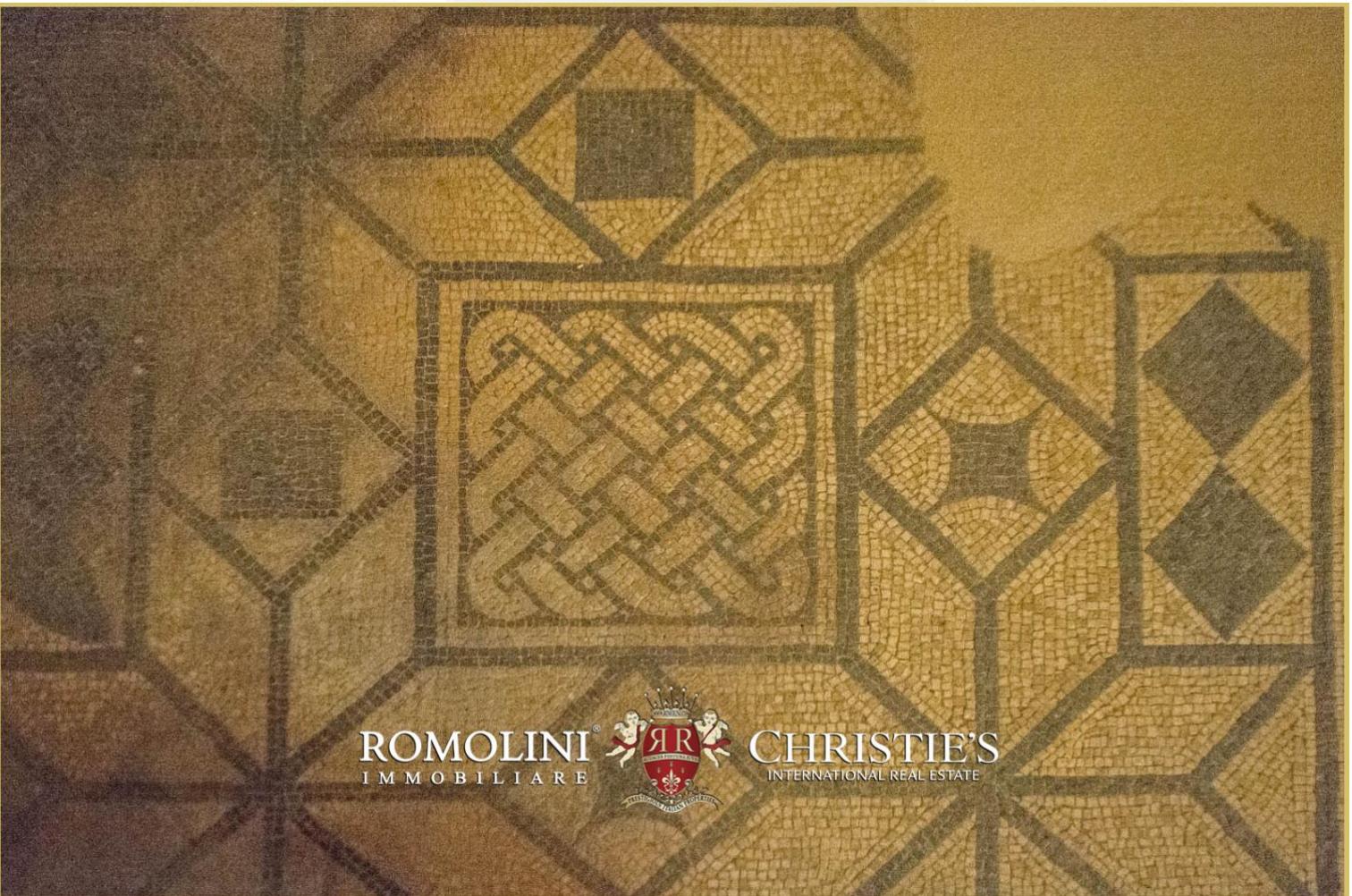
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