

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

**Città di Castello – Perugia – Umbria**



**Interior**  
1,290 m<sup>2</sup>

**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 2<sup>nd</sup>-century Roman mosaic. The villa was originally a 17<sup>th</sup> 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 2<sup>nd</sup> Century AD, parquet floors, gold leaf wall, 16<sup>th</sup> 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 **2<sup>nd</sup>-century Roman mosaic**. The villa was originally a 17<sup>th</sup> 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 m<sup>2</sup> – 10,330 ft<sup>2</sup>) was originally a small convent, built in the 17<sup>th</sup> 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 1<sup>st</sup> and 2<sup>nd</sup> 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 18<sup>th</sup> 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 16<sup>th</sup> century and a *cantina* with brick groin vault ceiling.
- **Ground floor:** a 16<sup>th</sup>-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 16<sup>th</sup> century staircase leads to the central corridor with authentic 16<sup>th</sup> 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 m<sup>2</sup> – 1,830 ft<sup>2</sup>) dates back to the 18<sup>th</sup> century, is laid over two levels and has an independent entry with an 18<sup>th</sup>-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 m<sup>2</sup> – 1,720 ft<sup>2</sup>) 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, 16<sup>th</sup> century brick vaults and fireplaces; the rooms are very bright and cozy.

The mosaic floor is black and white, dating back to the 2<sup>nd</sup> 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 × 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















ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE

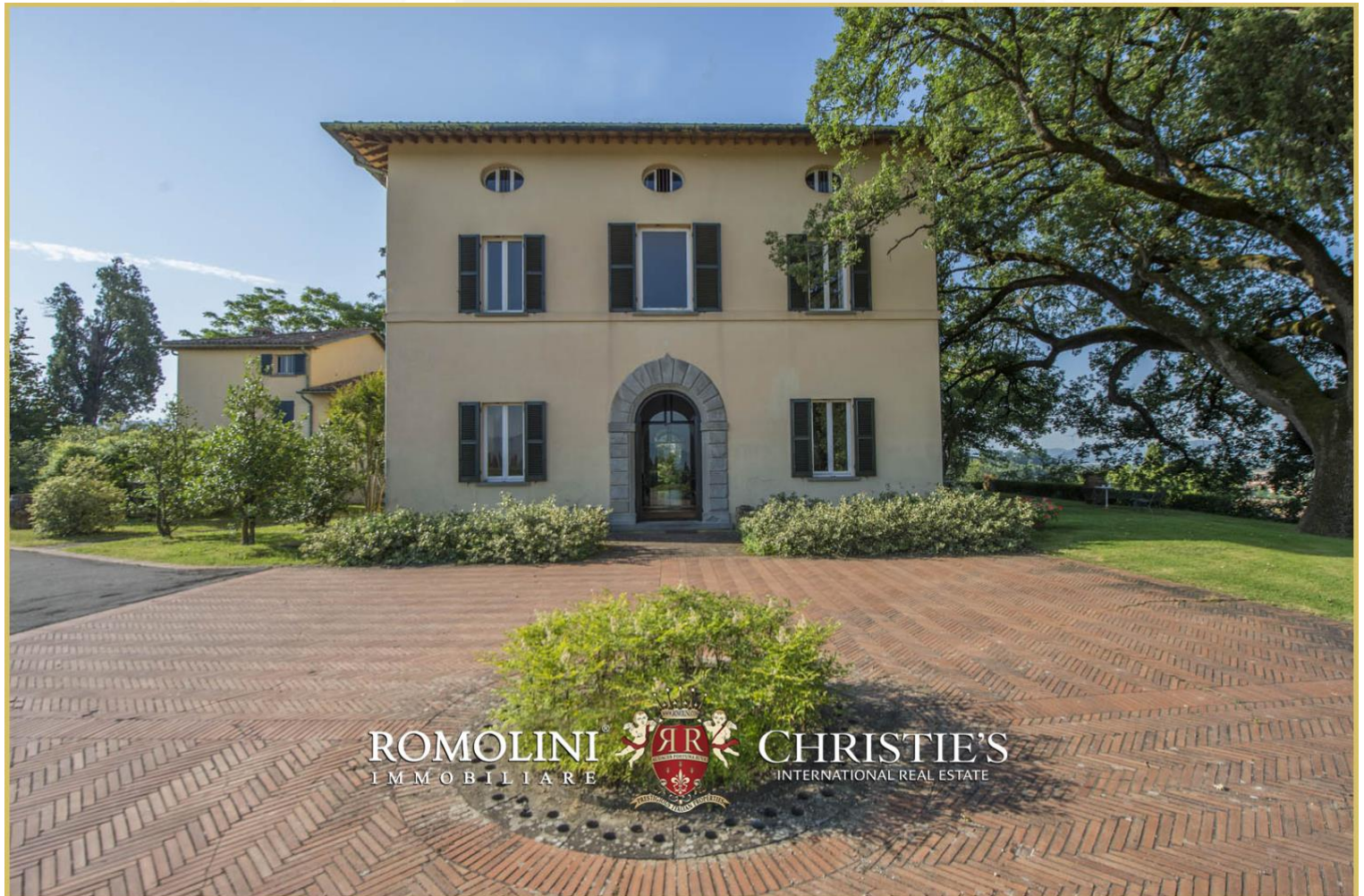


CHRISTIE'S  
INTERNATIONAL REAL ESTATE













ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE

















































ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S<sup>®</sup>  
INTERNATIONAL REAL ESTATE





ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

































ROMOLINI  
I M M O B I L I A R E

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)