

## LUXURY ESTATE WITH VILLA, POOL AND TENNIS COURT FOR SALE IN THE NICCONE VALLEY

**Lisciano Niccone – Perugia – Umbria**



**Interiors**  
1,162 m<sup>2</sup>

**Bedrooms**  
7

**Bathrooms**  
11

**Swimming pool**  
17 × 7 m | 6 × 6 m

**Total land**  
18.2 ha

**Olive grove**  
300 trees

Located in the unspoiled and sought-after Niccone Valley, on the border between Umbria and Tuscany and in close proximity to the famous Reschio Estate, this extraordinary panoramic property offers absolute privacy, refined luxury and an impeccable level of achievement. Set in over 18 ha of perfectly manicured grounds, a short distance from Cortona and Lake Trasimeno, the property represents a rare opportunity to purchase an Italian estate ready to live in one of the most exclusive areas of central Italy.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2918 – TENUTA NICCONE

**TYPE:** estate

**CONDITIONS:** restored, luxury finishes

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (500 m)

**INTERIORS:** 1,162 square meters (12,502 square feet)

**TOTAL ROOMS:** 30

**BEDROOMS:** 7

**BATHROOMS:** 11

**ANNEXES:** guesthouses, agricultural building

**MAIN FEATURES:** stone and brick walls, vaulted ceilings, wooden beams, travertine flooring, marble bathrooms, original fireplaces, double-glazing fixtures, security system, panoramic pergolas, underground garage, swimming pool, garden, fruit trees, tennis court, olive trees

**EXTERIOR:** 18.2 hectares (45.0 acres)

**OLIVE GROVE:** 300 trees

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 17 × 7 m | 6 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private wells (4)

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 206.23 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** under the floor + air conditioning

## CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Tuoro sul Trasimeno (15km; 20'), Umbertide (19km; 20'), Cortona (23km; 25'), Castiglion Fiorentino (34km; 40'), Città di Castello (36km; 30'), Perugia (41km; 50'), Arezzo (51km; 1h), Montepulciano (58km; 1h), Pienza (64km; 1h 10'), Montalcino (85km; 1h 30'), Siena (93km; 1h 20'), Florence (143km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (51km; 45'), Ancona R. Sanzio (153km; 1h 50'), Firenze A. Vespucci (154km; 1h 55'), Pisa G. Galilei (214km; 2h 35'), Bologna G. Marconi (224km; 2h 45'), Roma Ciampino (236km; 2h 45'), Roma Fiumicino (250km; 2h 40')



## TENUTA NICCONE

Located in the unspoiled and sought-after **Niccone Valley**, on the border between **Umbria** and **Tuscany** and in close proximity to the famous **Reschio Estate**, this extraordinary panoramic property offers absolute privacy, refined luxury and an impeccable level of achievement. Set in over 18 ha of perfectly manicured grounds, a short distance from **Cortona** and **Lake Trasimeno**, the property represents a rare opportunity to purchase an Italian estate ready to live in one of the most exclusive areas of central Italy.

Originally consisting of the ruins of an old farmhouse, the property has undergone a careful and meticulous four-year renovation, desired and overseen by the current owner in collaboration with local craftsmen, stonemasons, artisans and artists.

Materials were carefully selected from salvaged warehouses, and nothing was left to chance in the creation of a timeless residence, where traditional Umbrian architecture blends with contemporary elegance of the highest standard. All buildings feature **double-glazed windows and doors** and **underfloor heating**, ensuring high levels of comfort and energy efficiency.

The property enjoys total privacy, enhanced by breathtaking panoramic views, **two independent entrances**, three electric gates and a **high-level security system**. Despite the absolute privacy, the location is strategic and convenient, with easy access to the main Umbrian and Tuscan locations of major historical, cultural and food and wine interest.

The estate is managed year-round by dedicated staff, ensuring impeccable maintenance in every season. The sale includes the farm machinery and most of the outdoor furniture, allowing for an easy and immediate transfer of ownership.

## DESCRIPTION OF THE BUILDINGS

Built on the site of the original country house, the **main villa** (470 m<sup>2</sup> – 5,057 ft<sup>2</sup>, 2 bedrooms and 4 bathrooms) is on three levels and represents a perfect synthesis of traditional architecture and contemporary comfort. The entrance is through an elegant vaulted stone portal, which leads to a refined living room with fireplace, a study and a guest bathroom. The heart of the house is the magnificent kitchen with dining area of about 56 m<sup>2</sup>, fully equipped with Wolf and Sub-Zero appliances, designed for daily use but also for convivial moments. Large openings lead directly to a panoramic terrace covered with wisteria and equipped with a barbecue.

The second floor houses a second study and a splendid guest room with private terrace and bathroom with double shower. The master suite, located in the tower and about 70 m<sup>2</sup> in size, is a true private retreat, with bedroom overlooking exclusive terrace, walk-in closet and large bathroom clad in honey-colored travertine.

The basement accommodates a fully equipped gym with Turkish bath and shower, a charming cellar with stone vaults, laundry, technical room, service bathroom and ample storage space. A characteristic vaulted tunnel leads directly to the **17 x 7 m swimming pool**, with salt chlorination and electric cover, surrounded by terraced gardens and sunbathing areas.

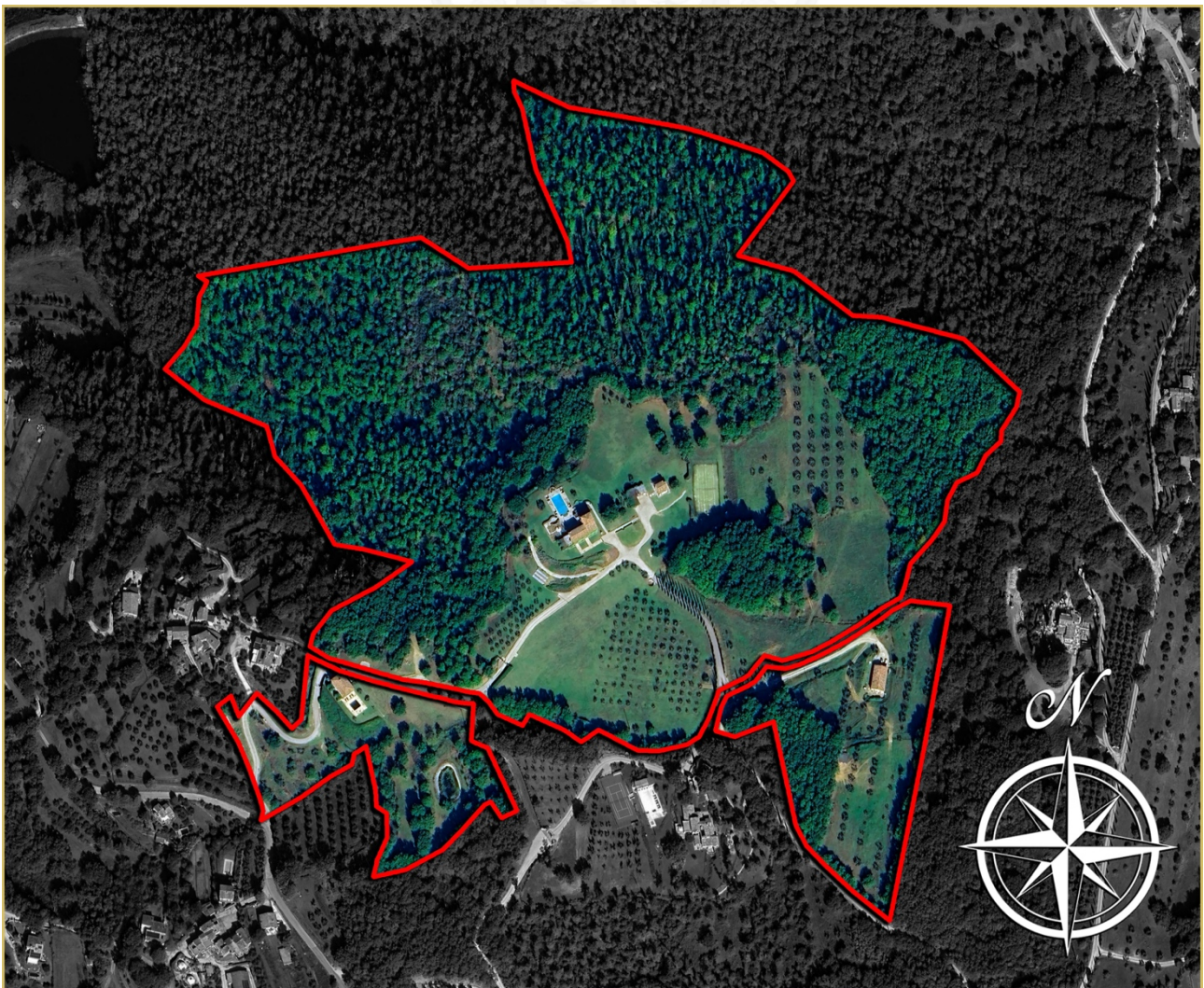
Next to the villa is a delightful **two-story guesthouse** (90 m<sup>2</sup> – 968 ft<sup>2</sup>, 2 bedrooms and 2 bathrooms) with two bedrooms and two bathrooms, each with a separate entrance. The ground-floor room opens onto a covered pergola, perfect for creating a shady and private relaxation area.

The **farmhouse** (382 m<sup>2</sup> – 4,110 ft<sup>2</sup>, 3 bedrooms and 3 bathrooms), built in stone according to local tradition, features contemporary interiors, with an impressive open space of about 80 m<sup>2</sup> that includes living room, kitchen and dining area. The property has three bedrooms with en-suite bathrooms, laundry room and basement garage of about 121 m<sup>2</sup>. A rooftop terrace houses a **6 x 6 m swimming pool**, creating an exclusive and private space for guests.

In a dominant position within the property is a newly constructed **agricultural building** (220 m<sup>2</sup> – 2,367 ft<sup>2</sup>, 2 bathrooms) ideal as staff or janitor quarters. Inside there are two studios, a kitchen, bathrooms with showers and a workshop, making the management of the estate efficient throughout the year.

## EXTERIOR

The outdoor spaces (about 18.2 hectares – 45.0 acres) are of absolute value and perfectly maintained. The property includes about **300 olive trees** in production, fully irrigated landscaped gardens thanks to four private wells and an artificial lake. Thousands of flowering plants, manicured rose gardens and jasmine-covered facades create a charming and fragrant atmosphere during the summer months. A professional **synthetic tennis court**, perfectly set in its natural surroundings, completes this extraordinary proposal.



















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