



**One of a kind estate with main villa, medieval castle, park, swimming pool, farm and thoroughbred horse breeding in Perugia**

*Italy, Umbria*

<b>Price:</b>	<b>€ 8 500 000</b>
<b>Object type</b>	Mansion, castle, estate, House, Hotel Apartment, Winery
<b>House type</b>	Detached house
<b>Market</b>	Resale
<b>Bedrooms</b>	35
<b>Number of rooms</b>	50
<b>Land area</b>	5600000 m2
<b>Area</b>	9800 m2
<b>Category</b>	For sale



The Ascagnano estate consists of a historic cluster of buildings located on a plateau which dominates the entire upper Tiber Valley. Included is an 11th century Medieval Castle, a Villa dated between 1600-1800, a fully equipped park, thoroughbred horse breeding facilities, farmhouses and land for various uses.

The estate includes over 560 hectares of land.

The 800 sqm Medieval Castle retains all the architectural features of the period and is connected to the villa by an underground tunnel.

The Villa is in full working order and is very well maintained with excellent finishes.

With frescoed interiors, there are also several precious works of art.

In addition to fine furniture and paintings, there is an important catalogued collection of Etruscan artefacts and also a room which was frescoed by Gerardo Dottori, an artist of the Futurist movement.

The floors, fixtures and architectural masonry are of great value, some of which are original dating back to the eighteenth century.

The internal layout of the villa is on three levels.

On the ground floor is the living area with kitchen, lounges, a library, and a study.

On the first floor is the sleeping area with master bedrooms, bathrooms, and a living room. There is direct access to the garden in front of the castle and to the part of the building that once housed the ancient stables



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which is now used as a playroom.

On the second floor are additional bedrooms and bathrooms.

In the portion of the garden in front of the main entrance of the villa is a small church and a frescoed greenhouse overlooking an Italian garden.

The completely fenced park has centuries-old plants and trees of various species such as sequoias, cedars, oaks, and holm oaks.

There is a swimming pool, tennis court (basketball), soccer field, covered area with barbecue, changing rooms, stables and a riding school.

The remaining buildings which total 2000 square meters, are also part of the historic core and are located within the park with various designations such as accommodation for guests, caretaker's and servants' housing, cellars and warehouses.

On the land of 560 hectares are various farmhouses and outbuildings.

Consistencies:

- Medieval Castle 800 sqm
- Villa 2,200 sqm
- Accommodation and Services 2,000 sq m
- Land of 560 hectares with farmhouses, outbuildings, offices for approximately 4,800 square meters and thoroughbred horse breeding

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