



## Tulip House



### Agent Info

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|---------------|--|
| Naam:         | ArKadia  |
| Bedrijfsnaam: |  |
| Mistlampen:   | United Kingdom   |
| Telefoon:     |  |
| Languages:    | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 1,055,534.56 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | Italy      |
| Staat/Regio/Pronvincie:     | Umbria     |
| Plaats:                     | Umbertide  |
| Geplaatst:                  | 09-04-2026 |
| Omschrijving:               |            |

Tulip House is a unique property located in the hamlet of Poggio, on the border between Umbria and Tuscany, which will captivate you from the very first moment you step through its gate. Here you are completely immersed in nature and silence, in a place where time slows down and it becomes possible to rediscover yourself. Built in 1998 and fully renovated in 2022, the property is presented in impeccable condition and is ready to be lived in. With approximately 315 square meters arranged over three levels, it offers elegant and light-filled interiors: two spacious living rooms, a modern Varenna kitchen with island, four double bedrooms each with its own en-suite bathroom, one featuring a bathtub, a small bedroom/study, and a guest bathroom on the ground floor. Tulip House, originally conceived as two separate homes and later unified into a single residence by the current owners (as evidenced by the distinctive double internal staircase in iron and wood), can comfortably accommodate up to 10 people today. The finishes are of high quality, and the systems have been completely renewed, equipped with modern heating and air conditioning solutions. Externally, the house is surrounded by a meticulously maintained panoramic garden, fully fenced and equipped with a well and automatic irrigation system. Porticoes embrace the home on all four sides, creating numerous relaxation areas, true outdoor lounges where you can unwind with a good book. On the first floor, the living room opens onto a panoramic portico, perfect for enjoying a delightful aperitif while admiring the sunset, while on the second floor each bedroom features a terrace enclosed on three sides with windows, allowing it to be used all year round. The heated 10x4 m swimming pool, with salt system and solar panels, is complemented by a pool bar with portico, wood-fired oven, and fully equipped area, ideal for hosting lunches and dinners immersed in the surrounding landscape. The view opens spectacularly over two valleys, offering breathtaking vistas of the Umbrian and Tuscan hills. Completing the property is a stone annex convertible into a guesthouse or laundry room, a charming 60 square meter vegetable garden, and approximately



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3,000 square meters of buildable land planted with an olive grove of over 50 productive trees. The location is dominant, sunny, and private, yet easily accessible via a paved road. A rare retreat where modern comfort, absolute privacy, and natural beauty blend in perfect harmony.

The property, built in 1998, was completely renovated in 2022 by the current owners, who paid attention to every smallest detail. All systems are new and the roof is insulated. There is also a carport for 2 cars and an outbuilding of approximately 34 sqm to be renovated, already supplied with water and electricity, where a laundry room can be created. The 3,000 sqm land, already planted with 50 productive olive trees, has its own separate driveway access and is buildable. The garden is fully fenced and therefore equipped with two driveway entrances and one pedestrian gate. The garden of लगभग 2,000 sqm and the 60 sqm vegetable garden are both equipped with an automatic irrigation system.

The property is connected to all main utilities; the heating system is powered by natural gas, the water supply is provided by the municipal aqueduct, while wastewater is managed through a private septic tank. With regard to renewable energy, there is a predisposition for a photovoltaic system. The 10x4 mt saltwater swimming pool is heated by solar heaters and is connected to a home automation system that allows control of temperature, water levels, and purification. Inside, the house is equipped with air conditioning in the two bedrooms on the top floor, the only rooms that may be more affected by heat as they are located under the roof.

Thanks to its location and being ready to move in, Tulip House is perfectly suited as a prestigious second home to experience Umbria and Tuscany immersed in nature, as well as a charming primary residence. It can also generate income through the tourist rental market.

We are in Poggio, about 15 km from Umbertide. Lake Trasimeno is approximately 35 km away, Perugia 40 km (with railway station and international airport), while Cortona can be reached in 45 km. We are in an area of outstanding landscape value, completely immersed in nature, among olive groves and woodlands, in a dominant, sunny and private position. Here the silence is absolute, interrupted only by the sounds of the countryside: an ideal place to rediscover oneself, slow down and reconnect with what truly matters. The panoramic view opens onto two valleys and the gentle Umbrian and Tuscan hills, offering authentic and timeless scenery. Easy access via paved road. A unique setting where light, tranquility and nature become the true protagonists of everyday life.

The Great Estate group, for each property acquired, conducts a technical due diligence through the seller's appointed technician, enabling us to gain a thorough understanding of the urban planning and cadastral status of every asset. This due diligence report may be requested by the client upon expressing genuine interest in the property.

Property registered to a private individual, no restrictions. In cadastral category A7, it can be purchased as a primary residence. Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Conditie: Reformed  
Gebouwd: 1998

## Algemeen



Lot Afmeting: 4915 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/KPMQ-T2525/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2525/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10423

