

LIVE LA DOLCE VITA IN A LUXURIOUS RESTORED HOME IN UMBRIA

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Ultissimo Limited, a London and Umbrian-based developer, is offering lovers of Italy the rare opportunity to own a home in an authentically restored hamlet in central Italy, just a short drive from Perugia airport.

Set in an elevated position in its own 120-acre valley, the **San Vittorino estate** offers stunning views of the famous medieval town of Gubbio and the surrounding unspoiled countryside typical of this verdant region.

The derelict farm buildings are being beautifully restored with the guidance of a leading Umbrian architect and local craftsmen have used original reclaimed materials to ensure that the buildings retain their authenticity.

Expansive beamed ceilings, stone walls and terracotta tiled floors are complemented by modern kitchens, sophisticated bathrooms and open fireplaces to create restored homes of the highest quality.

Located in the centre of the extensive grounds, the eight properties will have access to a large heated swimming pool plus an all weather tennis court. A golf practice area will also be developed and the local countryside offers cycling, golf, truffle hunting and horse riding.

An ancient chapel has been fully restored and furnished to provide a show home which clearly shows the style and quality of the restoration work at San Vittorino. The chapel includes a 14th century fresco which is undergoing restoration – this is a rare opportunity to acquire a property where you can sleep beneath a medieval fresco.

As with all their properties, Ultissimo offers a fully-tailored service to clients during and after purchase which ensures that the process of acquiring a home in Italy will be straightforward and enjoyable.

With many picturesque hilltop villages and medieval towns, Umbria retains much of its timeless rural charm. Gubbio, within 15 minutes easy drive away, offers a wealth of shops and a wide range of bars and restaurants in a stunning medieval setting.

The medieval town of Perugia, just a 30 minute drive from San Vittorino, holds a rare collection of renaissance masters at its national gallery and Assisi, also half an hour away, is one of the greatest Renaissance cities. Both Florence and Rome are also readily accessible for day trips.

Purchasers of properties at San Vittorino benefit from tailored expert support and guidance throughout the purchase of their home and have a full range of services available once they have purchased. This includes assistance with furnishing, which might be difficult otherwise for those who don't speak Italian. Garden maintenance and laundry services are popular, as is having someone look after deliveries, utility bills and other routine tasks that cannot easily be handled from a distance. Home owners can even have their home aired and their fridge stocked with their favourite foods prior to arrival.

With Ryanair flying to nearby Perugia four times each week from London and a multitude of airlines linking the UK & Ireland to Rome and Bologna - both just two hours away from the development – Gubbio is highly accessible to British and Irish buyers.

Managing Director Paul Belcher says: "San Vittorino is a unique restoration with the best of modern comforts which combine to create the perfect relaxed Italian lifestyle. The peace and tranquility of the estate is beautifully balanced with the easy access to all facilities that a town offers."

Prices start at £215,000 for a one bed property and go up to £495,000 for a three bed home. These attractive off-plan prices are fixed in Sterling to help UK investors.

A fully furnished show home is open and a fully animated flythrough of the property is available on DVD. For more information visit www.ultissimo.com or call 020 3178 4975.

Ends.

Notes to editors

Ultissimo Limited develops and renovates Italian properties in outstanding and easily accessible rural locations to the very highest standards. Through a dedicated team of professionals in London and Italy, clients are provided with an end-to-end service which aims to make buying in Italy an easy and enjoyable experience. www.ultissimo.com

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