



Grugliano

CASTELLO DI RESCHIO

ESTATE



Grugliano

Located on and forms part of the private estate of Castello di Reschio and was meticulously restored by and is maintained throughout the year by the Reschio Estate.

The Castello di Reschio Estate

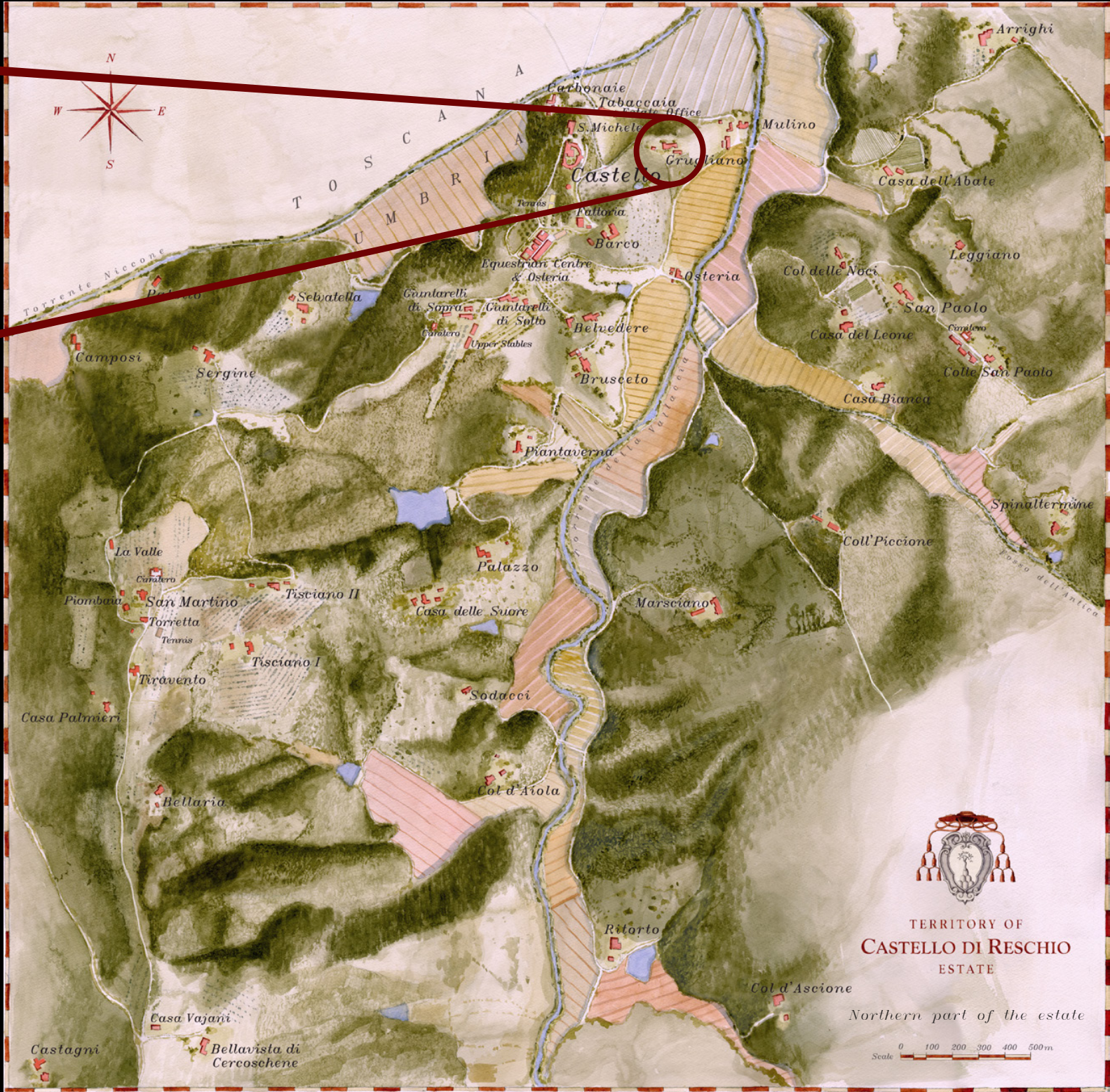
Castello di Reschio is a very private estate and nature reserve of some 2,700 acres on the borders of Umbria and Tuscany. Scattered widely apart amongst the olive groves, vineyards and extensive Mediterranean oak and chestnut woods are 50 farmhouses, of which almost half have been restored to date creating exquisite private homes designed to the highest international standards. Integral to Reschio is a unique combination of world class service and a high level of privacy and security.

The Estate Services

Castello di Reschio Estate provides full services with every house having its own maid and gardener. Concierge service is available with an Estate Manager dedicated to the needs and requirements of guests extending to in-house cooking, personal drivers and daily maid service. The facilities include horse riding and training, tennis, mountain biking, clay pigeon shooting and wild boar hunting in season. Classic Italian food can be enjoyed at the Osteria, the private estate restaurant, or a choice from the house menu and wine list can be delivered to the house or even to the poolside.

Front Cover - Grugliano at the end of the cypress driveway

Castello di Reschio Estate map





The property Grugliano on the right and the Castello on the left

Grugliano

This spacious property stands on the top of its own hill, with wonderful 360° views and accessed by a cypress driveway.

Grugliano consists of three buildings: a Main House, a Gate House and a Pool House. It was restored some years ago to the highest standard of renovation and design at the time and has been impeccably maintained.

The property has a generous layout, with a total of 7 bedrooms and extensive surrounding garden and grounds. There is a covered outdoor dining loggia with a bread oven and grill barbeque located overlooking the heated swimming pool.

A view from every aspect





Views from every window and doorway

The Property

Main House - Ground Floor

- Entrance Hallway
- Large double height Living Room with Fireplace and exit to terraces and garden
- Snug
- Spacious Kitchen with breakfast table and Pantries
- Dining Room with French windows to the garden
- Double Bedroom with French windows to the garden
- Bathroom with Shower

Main House - First Floor

- Spacious Master Double Bedroom
- Small Double Bedroom
- Guest Bathroom, with shower and bath tub
- Further guest Double Bedroom
- Shower room

Main House - Second Floor

- TV sitting room with French windows to covered loggia

Gate House - Ground Floor

- Entrance Hall
- Kitchen
- Garage with separate entrance

Gate House - First Floor

- Double bedroom
- Bathroom
- Small sitting room
- Twin room
- Separate shower, loo, wash basin

Pool House - Ground Floor

- Small sitting room
- Shower room

Pool House First Floor

- Double bedroom

Garden

- Heated 12 m x 6 m Swimming Pool
- Covered Pool loggia with bread oven and barbeque grill
- Shady dining area
- Breakfast table outside the kitchen
- Garage and parking for 3 cars
- Garden Store
- Entry gates and illuminated driveway

General Information

- 827 square metres living space
- Approximately 1.50 hectares of land
- 400 metres above sea level
- Large irrigated lawn areas and flower beds
- 12 m x 6 m swimming pool with pool heating
- Alarm system connected to security services
- UV filter and water softening system
- Under-floor heating on ground floor
- Radiators on other floors
- Heated towel rails in all bathrooms on separate circuits also functioning in summer
- Outdoor high pressure fire hose protection system

Courtyard beside the main house





The covered dining Loggia with barbeque grill and bread oven



Light filled Dining Room and fireplace detail



Ground floor Bedroom and detail





Ground floor Bathroom and detail



Spacious Kitchen with breakfast table



The Snug





Sitting room details





Master Bedroom



Bathroom on the first floor has Bathtub and also walk-in Shower





Second floor Loggia off the Tv room



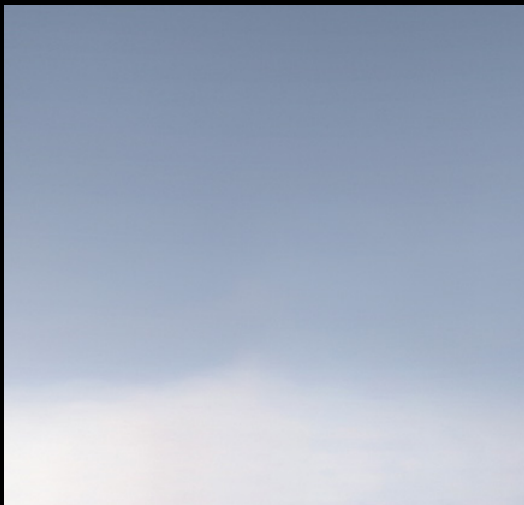
Gate house Kitchen-Dining room

Guest Bedroom in the Gate house





The 12m x 6m heated Swimming pool



Furnishing and garden details



Dining Loggia overlooking the Swimming pool

The Pool Guest house



CASTELLO DI RESCHIO
E S T A T E

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