



RESCHIO

ESTATE

Grugliano

# Grugliano

At the top of an ancient and classic cypress driveway is Grugliano. It comprises three buildings: the main residence, a gate house and a pool house. It was the most important of the mediaeval farmhouses at Reschio and, its nearness to the castle is an added bonus.

## The 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*

*The northern part of Reschio Estate*





*The property Grugliano accessed by a cypress driveway*

# 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*



*Double height Sitting room with access to garden*



*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*



RESCHIO  
E S T A T E

TABACCAIA DI RESCHIO - 06060 LISCIANO NICCONE - PERUGIA - ITALIA  
TEL: +39 075 844 362 / [info@reschio.com](mailto:info@reschio.com) / [reschio.com](http://reschio.com)