

Rolling Hills

CHARMING ESTATES



Ref: UCR-024

Umbria - Perugia - Castiglione del Lago

PRICE: 780.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 235.00 Mq

Bedrooms: 3

Bathrooms: 4

Swimming-pool: 1

Land: 0.2158 ha

Farmhouse with panoramic pool, overlooking the amazing tuscan hills.

Lovely restored farmhouse with swimming pool for sale, located a few kilometres from Castiglione del Lago, in Umbria. It is composed of 3 bedrooms, 4 bathrooms and a tidy garden of 2160 sq.m.

The location is panoramic and quiet, but, at the same time, you can reach the nearest town on foot.

The building, of about 240 sq.m, is divided into two apartments:

On the Ground Floor, there is the first apartment, which is composed of a hallway, kitchen with fireplace and access to a pretty portico, broom closet, dining room, sitting room with a fireplace, 2 bedrooms, 2 bathrooms and laundry room.

On the First Floor, accessible through an external staircase, there is a sitting room with fireplace, a kitchen, a bedroom a bathroom and a toilet.

The building is in a perfect state and it can be already occupied.

Energy Class "G": EPI (Energy Performance Index) 250,13 Kwh/m2a

The property includes an outbuilding of 20 sq.m now used as a storage.

The parkland is 2160 sq.m.

DISTANCES: The house is just 1 km (10 minutes on foot) from the nearest town, which offers all kind of amenities. Castiglione del Lago 9 km (12 min), Montepulciano 18 km (20 min).

The nearest airports are Perugia (50 km, 45 min) and Florence (110 km, 1 h 10 min).

PLEASE NOTE: Rolling Hills estate agency mainly deals with the PROPERTY FINDER service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to info@rollinghillsitaly.com, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



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