

Rolling Hills

CHARMING ESTATES



Ref: UCR-017

Umbria - Perugia - Piegario

PRICE: 1.190.000,00

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

GENERAL INFORMATION

Surface: 400.00 Mq

Bedrooms: 5

Bathrooms: 5

Swimming-pool: 1

Land: 41.5 ha

Farmhouse with swimming pool for sale in Umbria, near Città della Pieve and Perugia.

400 sq. m restored farmhouse for sale in Umbria, a few kilometres from Città della Pieve and Perugia. It consists of 5 bedrooms, 5 bathrooms, a swimming pool and 41.5 ha of land.

The house sits in a quiet secluded position, but it is not far from the nearest village (4 km) and it offers a stunning view over the valley.

The main building is an ancient brick farmhouse of 400 sq.m, arranged over 2 floors. It is perfectly restored and equipped with all the amenities, such as air conditioning and en-suite bathrooms.

The Ground Floor is composed of a Hallway, a kitchen- sitting room with access to an external porch, 2 bedrooms, 2 bathrooms, technical room and broom closet.

The First Floor, accessible by both external and internal staircase, comprises a large sitting room with a fireplace, 3 bedrooms, one of which has a closet, and 3 bathrooms.

ENERGY CLASS "G" EPI (Energy Performance Index) 238.355 kWh/sq. m year

The property includes an underground garage and an outbuilding next to the swimming pool with a wood oven.

The plot extends to 41.5 ha, and it mainly consists of a wood, but there is also a part with a parkland and an olive grove (350 plants).

DISTANCES: The nearest village, Piegara, is just 4 km (10 min). You can reach several villages and cities within 30 minutes: Città della Pieve (14 km, 15 min), Chiusi (20 km, 25 min), Perugia (35 km), Cetona (25 km, 30 min) and Orvieto (50 km, 1 h).

The nearest airports are Perugia (35 km-40 min), Rome (160 km, 2 h) and Florence (140 km, 1h 45)

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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