

# *Rolling Hills*

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CHARMING ESTATES



Ref: UCR-008

Umbria - Perugia - Magione

PRICE: 1.900.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
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## GENERAL INFORMATION

Surface: 500.00 Mq

Bedrooms: 7

Bathrooms: 6

Swimming-pool: 1

Land: 25 ha

Holiday farm with swimming pool for sale located near Perugia, Umbria.

450 sq.m stone farmhouse with swimming pool for sale. This completely restored edifice, located not far from Perugia, Umbria, is composed of 7 bedrooms, 6 bathrooms, 25 ha of plot of land with an olive grove (1200 plants) and a 42 sq. m outbuilding.

The location is elevated, panoramic and well served by public transportation.

This 450 sq.m farmhouse dates back to the XI century and it is arranged over two floors:

-The Ground Floor offers 3 apartments consisting of bedroom, bathroom, kitchen area and a fourth bedroom with bathroom.

- On the First Floor is the main apartment, accessible by an eternal staircase. It is composed of 3 bedrooms, 2 bathrooms, a kitchen, a sitting room with fireplace and a loft.

The edifice, designed to be a tourist facility, has just been completed by using high quality materials and the most advanced building techniques, in order to combine the charm of tradition with modern comforts.

ENERGY CLASS "A1" EPI (Energy Performance Index) 39,45 kWh/sq. m year

The property includes a 42 sq. m outbuilding used as a storage room, 25 ha of land with an olive grove (1200 plants) and an infinity pool with a view over the surrounding countryside.

It is possible to build another edifice of about 300 sq.m for agricultural purposes.

DISTANCES: The closest town is just 3 km (5 min) from the property, 20 km (25 min) from Perugia, 30 km (35 min) from Cortona.

The nearest airports are Perugia (20 km, 25 min), Florence (130 km, 1 h 40 min), Rome (200 km, 2 h 15 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](mailto: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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