

Rolling Hills

CHARMING ESTATES



Ref: UCR-033

Umbria - Perugia - Castiglione del Lago

PRICE: 385.000,00

Rolling Hills Italy

Via Dell'Opio Nel Corso 62 - Montepulciano

www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 230.00 Mq

Bedrooms: 4

Bathrooms: 2

Swimming-pool: 1

Land: 0.25 ha

For sale a lovely house of 230 sq.m. in a charming location between Cortona and the Lake Trasimeno. This property of 230 sq.m. is on two levels, where you can find 4 spacious bedrooms, 2 bathrooms with shower, 2 well equipped kitchens with open space and 2 living rooms.

From one of the living rooms you have the access to a beautiful terrace of 30 sq.m. overlooking the beautiful Tuscan and Umbrian hills, that's perfect for a dinner with friends and family.

The house has also a spacious basement, used as a useful garage for your car. The house is surrounded by an amazing garden of 2.500 sq.m. with a panoramic pool (6x12) and rare trees, that make this property unique.

ENERGY CLASS E 160.7500 kWh/m² year.

STATE AND FINISHES

The property is in good conditions, ready to be inhabited.

SERVICES AND UTILITIES

Here there is an LPG heating, the water is supplied by 2 wells and by the public water system.

The first floor is equipped with air conditioning.

USES AND POTENTIALITIES

This house is perfect as a first residence, but it can also be used as an holiday house.

LOCATION

Less than half an hour drive you can reach all the most beautiful places of Tuscany and Umbria:

Cortona 20 min (16 km), Montepulciano 20 min (16 km), Castiglione del Lago 15 min (12km). The nearest town is less than 1km far, there you will find every comfort and service that you may need.

Nearest airport: Perugia 40 min (50km).

