

Rolling Hills

CHARMING ESTATES



Ref: UCR-034

Umbria - Perugia - Castiglione del Lago

PRICE: 380.000,00

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

GENERAL INFORMATION

Surface: 300.00 Mq

Bedrooms: 5

Bathrooms: 5

Swimming-pool: 1

Land: 0.15 ha

For sale delightful farmhouse of 300 sq.m. with 1500 sq.m. of garden, pool, 5 bedrooms and 5 bathrooms.

The property is composed by 2 buildings: the main house is on 2 floors, it has an extension of 200 sq.m. and is divided in 2 apartments with independent entry.

At the ground floor there is a lovely dining room, a well equipped kitchen and two bright bedrooms with private bathrooms.

At the first floor there is a kitchen, spacious living room, 2 bedrooms overlooking the Trasimeno lake and Umbrian hills and one bathroom.

The annex is completely independent from the main house and has an extension of 100 sq.m. here you can find a spacious kitchen, a warming living room with fireplace, one bedroom and one bathroom.

The house has a garden of 1500 sq.m., enriched by colorful plants and flower, a beautiful panoramic pool overlooking the Umbrian hills and a romantic porch where you can eat during the summertime with your friends and family.

STATE AND FINISHES

The house is excellent conditions, it has new boilers and heating installation, the garden has 100 sq.m. of building land, so if you wish to enlarge the house or create a porch you have the chance to do it.

SERVICES AND UTILITIES

The property has an LPG heating system and heating of every apartment is completely independent.

The water is supplied by public water system.

USE AND POTENTIALITIES

The house can be used as a first residence, holiday house, or you can also decide to rent the annex or one apartment in order to cover the maintaining costs of the house.

LOCATION

The property rises in an absolutely quite a peaceful place, surrounded by the beauty of the Umbrian Countryside. The location of this house is also strategic, in fact from here you can reach easily: Cortona 28 min (21 km), Montepulciano 22 min (18 km), Castiglione del Lago 10 min (7 km).

The nearest town is only 3 minutes (1 km) far from the house, in this town you will find all the services that you may need: shop, restaurants, stores, cash machines, petrol station etc.

