

Rolling Hills

CHARMING ESTATES



Ref: UCDR-035

Umbria - Perugia - Castiglione del Lago

PRICE: 390.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 600.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming-pool: 1

Land: 0.5 ha

For sale farmhouse in the rough located in the heart of Castiglione del Lago (PG), only 5 meters from the border with Tuscany.

The house has an extension of 600 sqm, with a great view over Montepulciano.

The current project involves the construction of 4 bedrooms and 3 bathrooms.

The farmhouse was completely restored in 2010, it has an extension of 600 sqm and it is on 3 levels; The current project involves the construction of:

Technical rooms, garage and storages ant the basement; at the ground floor there will be an entrance a spacious living room with open space of 45 sqm and access to the external porch, kitchen, bathroom, studio and storage room.

At the first floor there will be a sleeping area with 4 bedrooms, 2 walk-in closet and bathrooms.

The land, which is included in the sale, has an extension of 5.000 sqm, and here it is also planned to build a pool.

There is also the possibility to buy 1,5 ha of land and some annexes of 90 sqm, which you can use as a dependence, for 60.000 euro more.

STATE AND FINISHES

The farmhouse was restored in 2010, paying the greatest attention to materials, in fact were used handmade materials like bricks, terracotta tiles and wooden beams.

Currently the house is in the raw state.

The facilities (electricity, water supply and heating system), floors and interior trims have yet to be carried out.

USES AND POTENTIALITIES

Thanks to its location and interior layout, the house can be used in many ways: main residence, holiday house or tourist accommodation.

If you wish it can also be divided in multiple living units.

LOCATIONThe property is only 1,5 m from the nearest town, which is provided with bars, restaurants, pharmacy, post office and a small grocery store.

Montepulciano and Castiglione del Lago are 12 km far (15 min). the nearest airports are: Perugia 49 km (57 min.) e Florence 110 km (1 h 15 min.).

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