

Rolling Hills

CHARMING ESTATES



Ref: UCR-037

Umbria - Perugia - Castiglione del Lago

PRICE: 425.000,00

Rolling Hills Italy

Via Dell'Opio Nel Corso 62 - Montepulciano

www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 200.00 Mq
Bedrooms: 3
Bathrooms: 2
Swimming-pool: 1
Land: 1.1 ha

Nestled in the beautiful Umbrian countryside, with panoramic view over the Lake Trasimeno, we find this charming stone house of 200 sqm., totally restored in 2008.

The property has the classic rustic flavor, leaving space for touches of modernity and comfort, the floor is made of elegant ivory tiles that cover the entire ground floor, giving continuity to the spaces and great brightness, which is also guaranteed by the large windows overlooking the completely fenced garden.

The property consists of 3 large bedrooms, two on the ground floor and one on the first floor, 2 bathrooms, 1.10 ha of land, including a wonderful olive grove with about 160 plants and a beautiful swimming pool with Roman staircase.

This lovely 200 sqm farmhouse is on two levels:

the ground floor consists of a bright entrance hall, a large living room, a well-equipped kitchen, dining room, 2 bedrooms, a large bathroom and a laundry room with external entrance.

On the first floor there is a bedroom enriched by a terrace with lake view and a private bathroom.

The property is surrounded by 1.10 hectares of land, consisting of an olive grove of 160 trees and a large garden with an elegant swimming pool with Roman staircase.

CONDITION AND FINISHES

The farmhouse was completely renovated in 2008 with great taste, also giving extreme importance to safety, in fact both the farmhouse and the swimming pool are completely earthquake-proof.

SERVICES AND UTILITIES

The property has an LPG heating system, while the water is provided by a private well and public water system.

USES AND POTENTIAL

The farmhouse is perfect to be used as a private residence, where you can fully enjoy the beauty of nature in a wonderful and peaceful location.

LOCATION

The farmhouse stands in a really charming location, just 4 min. away. (2 km) from the nearest town. Lake Trasimeno 10 min. (7 km), Montepulciano 30 min. (20 km), Penza 40 min. (40 km), Perugia 30 min. (25 km), Arezzo 40 min. (50 km).

The nearest airport is Florence 1h 40 min. (150 km).



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