

Rolling Hills

CHARMING ESTATES



Ref: GEUCR-009

Umbria - Perugia - Panicale

PRICE: 650.000,00

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

GENERAL INFORMATION

Surface: 318.00 Mq

Bedrooms: 4

Bathrooms: 3

Swimming-pool: 1

Land: 0.3 ha

Restored farmhouse for sale in Umbria: "Artist's House".

In the countryside that surrounds the picturesque hamlet of Panicale, country house of about 320sqm on two levels, plus private and completely fenced garden with swimming pool of 5x8m. Set in the countryside that surrounds the picturesque hamlet of Panicale, we find "Artist's House", restored farmhouse of about 262sqm on two levels, plus garage of 28sqm with direct access from the house and a lovely portico of 30sqm, connected to the living room, where to enjoy al fresco dining.

The farmhouse is composed as follows: at ground floor, we have entranceway, large living room, dining area with fireplace, kitchen, utility room, bedroom and bathroom;

on the first floor, reachable through both internal staircase and typical external staircase with loggia, we find another large living room, kitchen, three bedrooms and two bathrooms.

The property includes a completely fenced garden with swimming pool of 5x8m.

State and finishes

The farmhouse was built in 1800 and the last restoration was carried out in 2000.

It boasts exposed stone and bricks on the outside, handmade cotto pavements, ceilings with concrete at ground floor and wooden beams with tiles on the first floor, double glazed wooden windows.

Services and Utilities

The property is provided with all the necessary utilities: electricity, water supply granted by town aqueduct and private well, heating system fuelled by methane and pellet burning stove connected to the radiators, air conditioning in the bedrooms and in the kitchen on the first floor.

Uses and Potential

Considering its strategic position, close to all the amenities and close to Tuscany, and its perfectly manageable size, this property would be perfect as both main residence and second home for holidays.

Location

The farmhouse is located in the countryside that surrounds the picturesque hamlet of Panicale (PG), about 1,5km away from the property, easily reachable through a short stretch of dirt road.

Paciano is less than 5km away, while it is possible to get to Tuscany, in the province of Siena, in just 15 minutes by car.

The closest airports are Sant'Egidio in Perugia (50km), Amerigo Vespucci in Florence (140km), Rome Fiumicino (200km).

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