

# Rolling Hills

CHARMING ESTATES



Ref: UCR-039

Umbria - Perugia - Passignano sul Trasimeno

PRICE: 2.650.000,00

Rolling Hills Italy

Piazza Abate Luigi Chiarini 10 - Montepulciano  
[www.rollinghillsitaly.com](http://www.rollinghillsitaly.com) - [info@rollinghillsitaly.com](mailto:info@rollinghillsitaly.com)

## GENERAL INFORMATION

Surface: 1000.00 Mq

Bedrooms: 9

Bathrooms: 9

Swimming-pool: 1

Land: 2.5 ha

In a fairytale location, on the border between Umbria and Tuscany, we find this beautiful property consisting of two elegant farmhouses completely renovated with the use of prestigious materials and luxury finishes, for a total of about 1000 square meters.

These unique farmhouses undoubtedly have a great personality and charm, without forgetting a touch of modernity and tradition.

In total the property has 9 bedrooms, 9 bathrooms, 2,5 ha of land, a magnificent panoramic swimming pool and a delightful outbuilding, ideal to host friends and relatives leaving them total privacy.

This wonderful property is composed of 2 gorgeous stone houses, for a total of 1000 sq m.

The first house is on 2 levels:

On the ground floor there are a bright entrance, a living room, a kitchen, dining room (overlooking a lovely porch), a storage and a bathroom.

The first floor is composed of 4 bedrooms and 2 bathrooms.

The second house is on 3 levels:

On the ground floor there are a large entrance, a big kitchen with dining area, a bathroom and a laundry.

The first floor is composed of a living room, a bedroom and a bathroom.

On the second floor there are 2 bedrooms and a bathroom.

The property is surrounded by 2,5 ha of land, where you can find 120 olive trees, an outstanding panoramic pool and a dependence composed of 2 apartments, both with one bedroom, bathroom, kitchen and living room.

## STATE AND FINISHES

Both houses are made of exposed stone, and they were completely restored with style and using prestigious materials.

## SERVICES AND UTILITIES

The buildings have an LPG heating system, and the water is supplied by 2 private wells.

## USES AND POTENTIALITIES

The property is perfect as a tourist accommodation, also giving you the possibility to live in one farmhouse and rent the other, without giving up your holidays and privacy.

## LOCATION

The stone houses are located in a panoramic and strategic position.

The nearest town is only 3 km (5 min) far, the Trasimeno Lake 8 km (10 min), Perugia 25 km (20 min), Cortona 40 km (30 min).

The nearest airport is in Perugia 30 km (25 min.) and the airports in Rome and Pisa are 220 km (2h).

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