

# Rolling Hills

CHARMING ESTATES



Ref: UCR-040

Umbria - Perugia - Corciano

PRICE: 398.000,00

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: 186.00 Mq  
Bedrooms: 2  
Bathrooms: 1  
Swimming-pool: 0  
Land: 0.234 ha

Gorgeous farmhouse of 186 sqm for sale in close proximity to a Roman town on the outskirts of Perugia.

The property was totally rebuilt in 2008 and it is composed of two apartments, one of which is habitable and the second one needs to be completed, in fact it is currently in rough condition.

The property has also a magnificent fenced park of 2340 square meters with 40 olive trees.

A 15 minute drive from Perugia for sale farmhouse of 186 sqm with incredible view over the valley divided into two apartments.

On the first floor (street level) there is a lovely apartment, finely restored, which consists of entrance hall, living room with stone fireplace, which is accessed through a French window with a fantastic porch with panoramic views over the valley, kitchen with dining area, bathroom with shower, bedroom and loft, with a maximum height of 1.75 meters, currently used as a studio but could easily accommodate two additional beds.

On the ground floor there is a second apartment in its raw state; the original project foresaw the construction of a second unit with: entrance-living room and kitchenette, bathroom and double bedroom, as well as a technical room.

## STATE AND FINISHES

The house was completely rebuilt in stone in 2008 with the utmost attention to detail and comfort; the structure is earthquake-proof and insulated by a perimeter groove that can be inspected.

Internally only the highest quality materials have been used: for example the floor and the beams are made of oak wood, the stone fireplace, windows with insulating glass.

There is also the possibility to make a further extension of about 20 sqm per floor for a total of 40 sqm, formally authorized as a stairwell, to create an internal connection between the two apartments.

## SERVICES AND UTILITIES

The water supply is guaranteed by connection to the public aqueduct, and by a rainwater collection tank.

The underfloor heating is powered by natural gas and there is also an air conditioning system.

## USES AND POTENTIAL

The house, given its convenient and central location, is ideal both as a main residence and as a holiday home.

## LOCATION

The property is located 100 meters away from a fantastic village whose first settlement dates back to Roman times, the center of Perugia and Magione are only 13 km, 15 minutes, while the airport of Perugia is only 20 km, 25 minutes.

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