

Rolling Hills

CHARMING ESTATES



Ref: UCR-028

Umbria - Terni - Fabro

PRICE: 790.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 485.00 Mq

Bedrooms: 4

Bathrooms: 4

Swimming-pool: 1

Land: 1 ha

A few kilometers from Fabriano and Città della Pieve in Umbria, for sale stone-farmhouse with outbuilding both restored in 2009; in total there are 4 bedrooms, 4 bathrooms, plus a 12 * 7 m. pool with salt and 1 ha of park.

The location is open, panoramic and not isolated; the first town can be reached in 5 min. for all the needs, including the railway station and the highway-entrance.

The 352 sqm farmhouse is on two levels:

The ground floor is composed with an entrance hall, a large living room with a fireplace (50 sqm), a kitchen, a dining room with a fireplace and a bathroom.

On the first floor, accessible both by internal and external staircase, there are 3 double bedrooms, 2 bathrooms, hallway, study (eventually usable as a fourth bedroom) and mezzanine.

There is an outbuilding, near the house, of 70 square meters, arranged on one level, composed of kitchen, living room with fireplace, bedroom and bathroom.

The property has been totally restored in 2009 using only the highest quality materials and is ready to be inhabited.

ENERGY CLASS "G"

The sale also includes:

- an annex of 30 sqm with a portico used as a deposit / laundry room, equipped with a wood oven;
- a basement area of 33 square meters;

The Park has an extension of 10,000 sq.m. (1 ha), is completely fenced, equipped with an automatic irrigation system and a pool of 12 * 7 meters in salt.

DISTANCES: the house is 3 km (5 min.) From Fabriano and 12 km (15 min.) From Città della Pieve; San Casciano dei Bagni, famous for its thermal baths, and Orvieto can be reached both in 30 min .

The nearest airport is Rome 143 km (1h 48 min.)

