

Rolling Hills

CHARMING ESTATES



Ref: UCR-041

Umbria - Perugia - Castiglione del Lago

PRICE: 395.000,00

GENERAL INFORMATION

Surface: 234.00 Mq
Bedrooms: 3
Bathrooms: 3
Swimming-pool: 0
Land: 0.35 ha

This enchanting house of about 234 sqm is located in a dominant position between Umbria and Tuscany.

The favourable position allows you to reach the nearest town in a few minutes and admire the beautiful towns of Cortona and Montepulciano, comfortably from the balcony of the suite.

The two strong points of the house are undoubtedly the great brightness guaranteed by the windows overlooking the surrounding countryside, and technological devices of great importance such as the video intercom, the perimeter alarm system and the heating system that allows the owner to activate it remotely from his smartphone.

The farmhouse is on 3 floors:

On the basement there is a spacious garage of about 56 sqm and a large tavern that can be used for various purposes.

On the ground floor we find the main entrance, 2 bedrooms 2 bathrooms, a large living area and a large kitchen with dining area.

The first floor houses a spacious bedroom with private bathroom and terrace.

Externally the property is surrounded by about 3500 sqm of garden with 70 olive trees and automatic irrigation guaranteed by an artesian well of about 90 m deep.

At the moment the property does not have a swimming pool but there is availability to build it if the new owner wishes.

CONDITION AND FINISHES

The property was built in 2002, using materials of great prestige with a typical Umbrian rustic style, but leaving space for modern elements and making the most of natural light thanks to the large windows that insert the house in perfect harmony with the surrounding countryside.

SERVICES AND UTILITIES

The heating system is LPG and can be conveniently activated remotely with your smartphone.

The water supply of the farmhouse is guaranteed by the public aqueduct, while externally the irrigation is guaranteed by an artesian well about 90 m deep.

USES AND POTENTIALITY

The property is ideal to be used both as a main residence and as a holiday home.

LOCATION

The farmhouse is only 800 m (2 minutes) from the nearest town, Castiglione del Lago 9 km (12 minutes), Lago Trasimeno 10 km (12 minutes), Montepulciano 17 km (20 minutes), Pienza 30 km (35 minutes), Cortona 14 km (17 minutes).

The nearest airport is Perugia 55km (45 minutes).

Rome Airport 190 km (2 hours), Florence Airport 125 km (1 hour 20 minutes), Pisa Airport 190 km (2 hours).

