

## Villas for Sale in Città della Pieve (PG)

1.200.000 €

Ref: VL333U



**Size:** 346 sqm

**Rooms:** 13,5

**Bedrooms:** 5

**Bathrooms:** 3

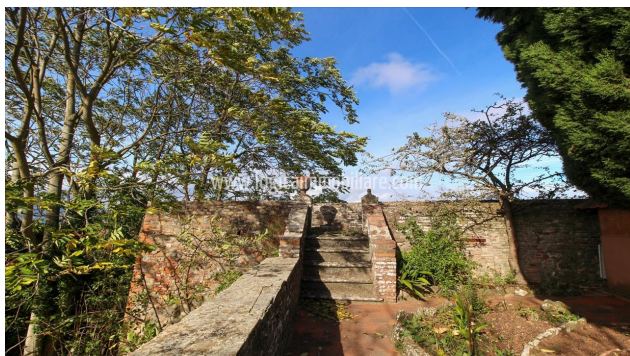
**Energy class:** G

**IPE:** 175

In Città della Pieve, in a panoramic position adjacent to the historic centre, historic villa of 270sqm with original walls from the 13th century, underground galleries of around 120sqm and natural water source, garden of around 600sqm with panoramic terrace and barbecue, 36sqm garage and 40sqm annex with kitchen, in good condition. The villa, of nineteenth-century origins also mentioned in local historical documents, is in one of the most beautiful positions in the entire town: from the garden you can admire a wonderful panorama of the Umbrian valley, which can also be enjoyed from the terrace or from the original walls of Città della Pieve, accessible and for the exclusive use of the property. Inside, the 270sqm villa is divided into two floors: on the ground floor after a long corridor, there is the kitchen, living room with fireplace and a bathroom; study, ironing room and large frescoed lounge on the right and rear side of the property. On the first floor, with access via an internal staircase, we find five double bedrooms, a living room with vaulted ceiling where it is possible to rebuild a fireplace, two bathrooms and a balcony. In the external courtyard we find an annex of approximately 40sqm with a functioning kitchen, an external laundry room, a rainwater collection tank and access to the 120sqm underground caves, where inside we can also find a natural water source: these are also accessible from inside the villa and can be used in the most varied ways. The property includes a garden of approximately 600sqm, well-kept and with an easy-to-access 36sqm garage. The conditions of the villa are good, having maintained its original parts over time but with some additions made in the 80s such as the renovation of the flooring on the first floor, the electrical system, the bathrooms, and the subdivision of the heating systems between the two floors. A property whose strong point is the history and charm that it has brought with it over time, in one of the most characteristic



villages of Umbria. Lake Trasimeno is approximately 24 km away, San Casciano dei Bagni 22 km, Perugia 43 km, Orvieto 45 km, Rome Fiumicino airport 185 km.











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