

## Country houses for Sale in Città della Pieve (PG)

**1.300.000 €**

**Ref: CA596U**



**Size:** 440 sqm

**Field:** 1,5 ha

**Rooms:** 17,5

**Bedrooms:** 7

**Bathrooms:** 5

**Swimming pool:**

Privata

**Energy class:** G

**IPE:** 175

A few kilometres away from Città della Pieve, in a panoramic and private location, a 440sqm farmhouse with swimming pool and 1,5 hectares of land, composed by woodland and grazing land. The farmhouse, with typical centuries-old charm, common in these areas, is in excellent conditions and it doesn't require any maintenance works: the renovation works were completed in 2020 and involved both the internal spaces and the surrounding courtyard, with the reinforcement of the panoramic terrace at the ground floor, the construction of the swimming pool, the installation of a domotic pellet-supplied boiler and many other details that make this property comfortable and ready to move in. The focussing characteristic of this real estate is the view thanks to its location on a hilltop overlooking the Umbrian valley and, not far from this spot, there is also a charming ancient monastery dated back to 1200. The house has three entryways and it is built on three levels, with a large dining room with fireplace, new exposed kitchen-dining area, living room, a storage room, understairs small space, two double bedrooms, one bathroom and a laundry room at the ground floor, while the first floor is composed by other five double bedrooms, two of which have en-suite bathrooms, a third bathroom and a living room with staircase leading to the attic that can be used as storage space or even as sixth bedroom since it also has a spa bathtub; the first floor can also be reached through an external 'loggia' with a functioning typical wood-supplied oven. At the basement floor there is a technical room, with the domotic boiler and the container for the pellet with a maximum capacity of 50 quintals. The property is completed by a panoramic swimming pool and the 1.5 hectares of land surrounding the house. Distances: 6km from Città della Pieve, 10 km from Chiusi, 9km from the railway station located in Chiusi scalo, A1 motorway tollgate at 14 km away, Castiglione del lago and lake Trasimeno at 18km away,



23km from Chianciano Terme and 40km from Perugia.











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