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

2.300.000 €

Ref: CA335U



**Size:** 700 sqm

**Field:** 1,8 ha

**Rooms:** 27

**Bedrooms:** 10

**Bathrooms:** 14

**Swimming pool:**  
privata

**Energy class:** G

**IPE:** 175

In Città della Pieve, immersed in the Umbrian hills, in a splendid panoramic position, a wonderful property consisting of two buildings, 1.8 ha of land and two swimming pools. It is an antique farmhouse located in a quiet lovely area only one kilometer far from the historical centre and all the main services. Perfectly merged into the typical Umbrian landscape, the dwelling, composed by a main villa and a dependence, has been recently restored by keeping faith to the XVIIIth century unique and fascinating historic architecture. The restoration made the most of the wide and bright spaces characterizing the original structure and involved a huge use of top quality materials, all respectful of the Umbrian building tradition: exposed beams, 'cotto' and local stone, all combining perfectly together in order to reach the best result. The main villa at the ground floor has a living area with fireplace, a kitchenette, a double bedroom and a bathroom, while at the raised ground floor it has a wide dining room with fireplace and a guests bathroom, a kitchen with wood-burning oven and three bedrooms with en-suite bathrooms. At the first floor there is a living room with fireplace, one bedroom with en-suite bathroom and at the second floor two further bedrooms, both with en-suite bathroom, and one of these also has a private fireplace. The basement floor is composed of a living area, the kitchen with a cellar, one bathroom, a bedroom with en-suite bathroom and a gym. The dépendance at the ground floor has a big living room, a kitchen and a guests bathroom, while the first floor is composed of two bedrooms with en-suite bathrooms, while one of these also has a terrace with a staircase for an external access. The basement floor is composed of a wide billiard room and two bedrooms, one with en-suite bathroom. The farmhouse is surrounded by two hectares of land with woods and olive grove, a beautiful perfectly maintained park with a barbecue and a nice outdoor area with dining

tables and comfortable benches. There are also two swimming pools, one of about 6x12 meters and the other 4x10 meters, the entire property being all fenced, with a lovely artesian well in the garden. Perfect real estate to use as private residence or even as a tourist accommodation activity, amazing location close to the town centre but also steeped into a peaceful green landscape. The historical centre of Città della Pieve is only 5 minutes walking distance from the property. Città della Pieve is only 1km far, Castiglione del Lago 30 km, Orvieto 50 km, Perugia 45 km and Roma only 100 km.









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