Villas for Sale in Paciano (PG) **570.000 €**

Ref: VL245U



Size: 300 sqm
Field: 1,3 ha
Rooms: 13,5
Bedrooms: 4
Bathrooms: 4
Energy class: G
IPE: 175

In the countryside, just 3.5 km from Paciano, set in a gorgeous panoramic spot, there is this beautiful property, consisting of a 300sqm villa on two levels and surrounded by a spectacular park of 13,000sqm, with a large area used as lawn. There are also several trees outlining the access boulevard, 40 olive trees, hedges, walls and stone steps that connect the various levels of the park and that characterize it. The ground floor of the house consists of a large entrance hall with fireplace that leads to the generous living area divided into many different rooms and that cover most of the floor, completed by a dining area, kitchen, storage room, a bathroom, a bedroom, a utility room and a hallway connected directly to the 30sqm garage. A spectacular wooden staircase in the entrance leads to the first floor composed ofa hallway, two bedrooms overlooking a balcony above the porch accessible from theliving room on the ground floor, a bathroom and master bedroom with en suite bathroom and dressing room. The villa is in good structural condition and is fit to live in, even if it needs a generalrestyling to adapt it to a more contemporary living environment. The property is completely fenced and there is an annex (lemon house) of about 50 sqm. An automated gate guides into the driveway that leads to the house and about halfway down the avenue there is another automated gate which brings to an olive grove of 13,000 square meters. It is part of the property but about 50 meters from the house. There is the chance to expand the property by an additional 100sqm and building a swimming pool. As for the systems, there is the landline telephone network, currently disconnected LPG heatingbut there is the possibility of connecting it to natural gas.There is a well, but also the possibility of connecting to the municipal waterworks. There are also an alarm system and irrigation system.A property with great potential, that offers absolute privacy and is ideal as a quiet and comfortable personal

home due to the proximity to towns such as Paciano, Città della Pieve and Chiusi which are only 10 km awayand in a short time you can enjoy wonderful places that characterize both the regions Umbria and Tuscany. Perugia airport is about 50 km away, while Rome Fiumicino airport is about 200 km away.













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