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la soluzione a portata di mano

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

2.200.000 €

Ref: CA599U



**Size:** 850 sqm

**Field:** 1,5 ha

**Rooms:** 28

**Bedrooms:** 6

**Bathrooms:** 11

**Swimming pool:**

privata

**Energy class:** E

**IPE:** 150

In Città della Pieve, in a panoramic area well connected to the main services, country house used as an accommodation facility of approximately 850sqm with swimming pool and 1.5 hectares of land. Completely renovated in 2007 with high quality materials, the structure's strong point is its position and the panorama: from here we can admire both the historic center of Città della Pieve, easily reachable walking, and the entire Umbrian valley. The property, made up of two buildings connected by a windowed veranda, is on four levels and is composed on the ground floor and basement of a professional kitchen with hoist, technical room, cellar, pantry, storage room, various changing rooms with two bathrooms, warehouse with cold rooms and large terrace of approximately 100sqm used as a dining room, terrace equipped with air conditioning and independent heating. On the ground floor we find four dining rooms, bar area, reception, storage room and double bathroom: from here we reach the first and second floors where we find the six bedrooms, all equipped with en-suite bathrooms, and a dressing area for staff; each room is equipped with a security door, satellite TV, air conditioning, mini bar, and coffee machine. Outside the property we find various panoramic and equipped terraces, a courtyard used as a car park of approximately 500sqm and a park of 1.5 hectares in total, with fruit trees and access to the infinity pool with salt water which will be completed in June 2024. The luxury finishes and attention to detail make the property ready to be enjoyed, without any maintenance work having to be carried out: the heating system on the ground floor is guaranteed by a heat and methane pump and in this year an electric charging station. Distances: Città della Pieve 1km, Chiusi 11km, train station 10km, motorway exit 15km, Chianciano Terme 24km, Orvieto 45km, Siena 94km, Perugia 42km, Rome Fiumicino airport 185 km.







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