logica immobiliare
la soluzione a portata di mano

Country houses for Sale in Montone (PG) **980.000 €**

Ref: CA634U

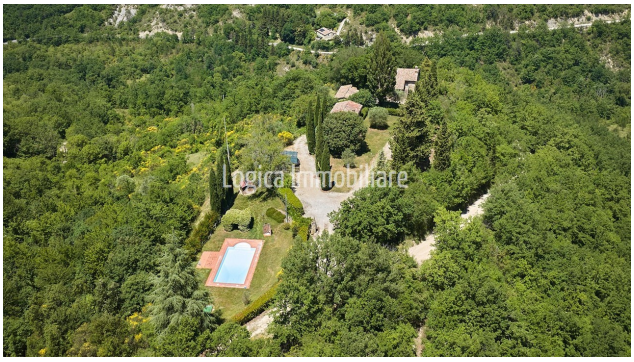


Size: 440 sqm
Field: 2,5 ha
Rooms: 17
Bedrooms: 7
Bathrooms: 5
Swimming pool: privata
Energy class: G
IPE: 175

Just 5 km from the medieval village of Montone, immersed in the beauty of the umbrian hills, this charming residential complex consists of three independent residential units, with a total surface area of approximately 440 sqm, a swimming pool and around 2.5 hectares of land. The property is in an excellent state of conservation and is enhanced by the typical details of umbrian rural architecture: stone façades, original terracotta floors, brick arches and ceilings with exposed wooden beams.The main farmhouse, with an area of approximately 290 sqm arranged over two floors, features on the ground floor an external portico leading to the entrance. The living area consists of an eat-in kitchen with pantry, a double living room, a bedroom and a bathroom.The first floor, accessible both via an internal staircase and an independent external entrance, hosts a living room enhanced by a fireplace, three bedrooms , one of which has an en-suite bathroom ,and a further bathroom equipped with both a bathtub and a shower. The second residence, approximately 100 sqm arranged over two floors, offers on the ground floor an uncovered terrace with a storage room, an entrance leading into a welcoming living area complete with fireplace and kitchenette, while the first floor is dedicated to the sleeping area with two bedrooms and a bathroom.The final unit is an annexe of approximately 55 sqm on a single level, featuring a covered terrace, a living room with kitchenette, a bedroom and a bathroom with a separate entrance area.The outdoor spaces offer a wonderful panoramic view over the unspoilt surrounding nature and the village of Montone. The well-maintained garden includes a beautiful swimming pool with a sunbathing area, a large panoramic terrace and an ancient stone-built wood-fired oven, ideal for convivial outdoor dinners. The estate includes approximately 2.5 hectares of land used for arable farming and grazing, guaranteeing maximum privacy and seclusion.This is an

extraordinary real estate opportunity, rich in charm, ideal for those seeking an exclusive residence immersed in unspoilt nature, while also representing a perfect solution as a high-end hospitality investment.Perugia is approximately 40 km away, Lake Trasimeno 60 km, Arezzo 65 km, Florence 140 km and Rome Fiumicino Airport 240 km.










Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare


Logica Immobiliare









LOGICA IMMOBILIARE S.R.L.
Viale G. Baccelli, 26 - 53042 Chianciano Terme (SI)
P.IVA: 01257190528
Tel: +39 0578 60581 / Fax: +39 0578 654426 / Email: info@logicaimmobiliare.com