

Country houses for Sale in Città della Pieve (PG)

400.000 €

Ref: CA465U



Size: 604 sqm

Field: 7 ha

Rooms: 22

Bedrooms: 12

Bathrooms: 11

Energy class: D

IPE: 100

Located in a panoramic area with view over the Lake Trasimeno, between the regions of Umbria and Toscana, this property is only few km away from the village of Città della Pieve. This interesting property consists of an ancient farmhouse with two outbuildings, for a total surface of 600 sqm, and field of about 7 hectares with arable land, olive groves and vineyards. Currently an accommodation establishment in good condition, the property was renovated in the mid-90s yet requires some restyling work. The beautiful farmhouse is about 387 sqm arranged over four floors: the ground floor includes a reception, a spacious and cosy large dining room, a well-equipped kitchen, a rest room with a fireplace and two bathrooms. The first floor, communicating with either the inside and outside, has seven mezzanine bedrooms and four bathrooms, while the attic floor houses two bedrooms and two bathrooms. The basement includes a cellar and storage rooms. Just few steps from the main building, there are the two outbuildings of 35 sqm and 182 sqm, respectively. The smaller offers three bedrooms and two bathrooms, whereas the bigger one is composed of two bedrooms, a local accessory, a storage room and a utility room. Moreover, the second outbuilding boasts a large gym with wide and bright windows overlooking the Lake Trasimeno and the valley. Outside, there is a convenient large parking. The property is complemented by seven hectares of field, including arable land, olive groves and vineyards. All the systems are existing, yet need to be reactivated. In addition, there is the possibility to build a swimming pool. Nestled in unspoilt countryside, in a region rich in art and culture, this property is an excellent tourist establishment to be and can be divided in several housing units; it is 3 km from Città della Pieve, 45 km from Perugia, 111 km from Florence, whereas the Rome Fiumicino airport is 190 km far.





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