

# Umbria

## Calvi dell'Umbria

Ref. 5838: Authentic stone farmhouse, recently renovated with olive grove and vineyard  
Asking Price: € 495.000



# Description

The property is located 2 km from Calvi in Umbria in open countryside, with panoramic views of the village of Calvi. Authentic stone farmhouse completely renovated in 2010. The farmhouse has an area of approximately 200m<sup>2</sup> with two floors and two cellars, as well as a woodshed and oven with stone barbecue. The site is approximately 1ha with olive grove with 65 olive trees in production and small vineyard, in a panoramic position surrounded by greenery.

On the ground floor we find a large living room with fireplace and access to the terrace, built-in kitchen with antique fireplace, utility room and access to the garden, master bedroom, a second bedroom, two bathrooms and a small study. On the first floor we find two bedrooms and two bathrooms.

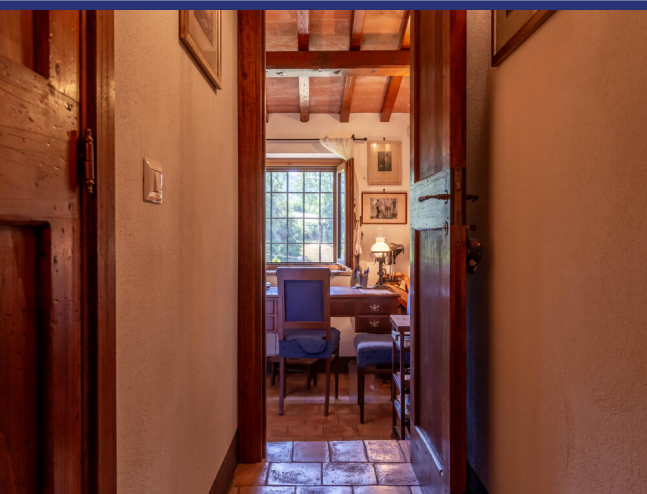
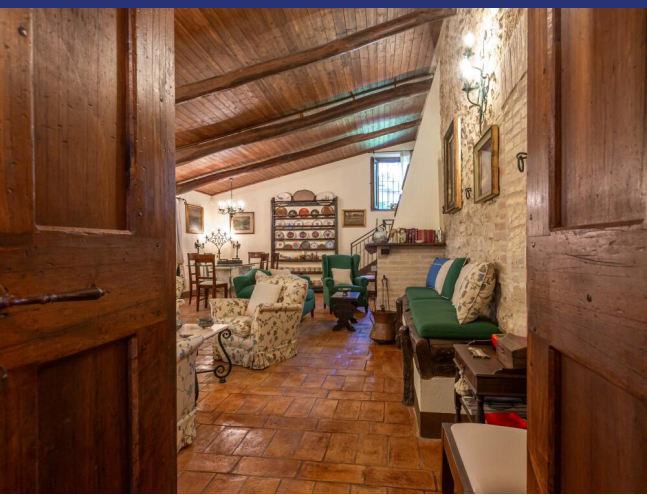
There is the possibility to build a swimming pool and an outbuilding of 100m<sup>2</sup>. In addition, during the renovation phase, the construction of a technical/storage room adjacent to the basement of 35m<sup>2</sup> was allowed.

The property is located less than 2 km from Calvi dell'Umbria, in close proximity to the monumental heritage of Narni 15 km, Terni 30 km, Viterbo 50 km, Orvieto and Todi 60 km and Rome less than an hour's drive. Rome International Airport is less than an hour's drive away.

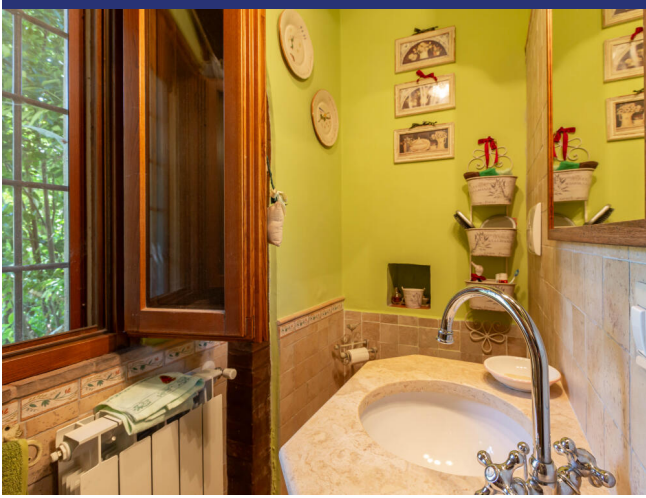


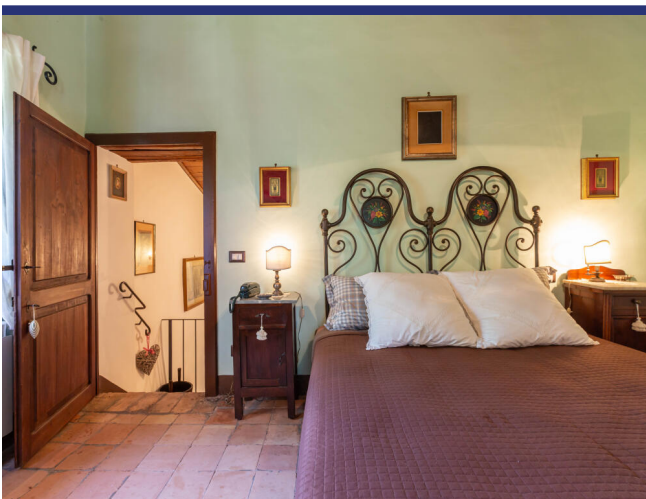
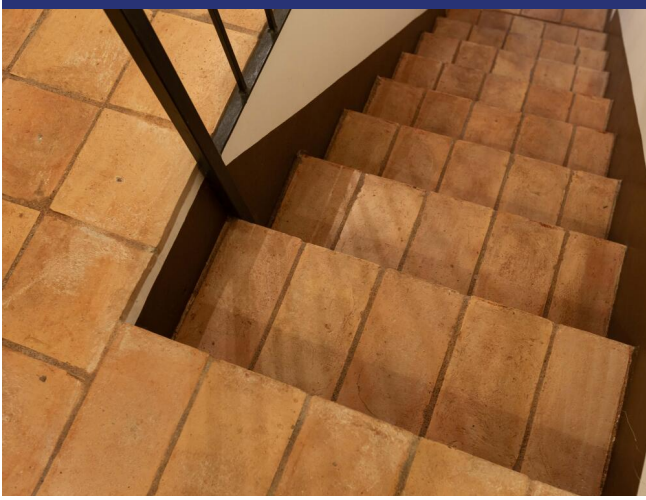
# Pictures



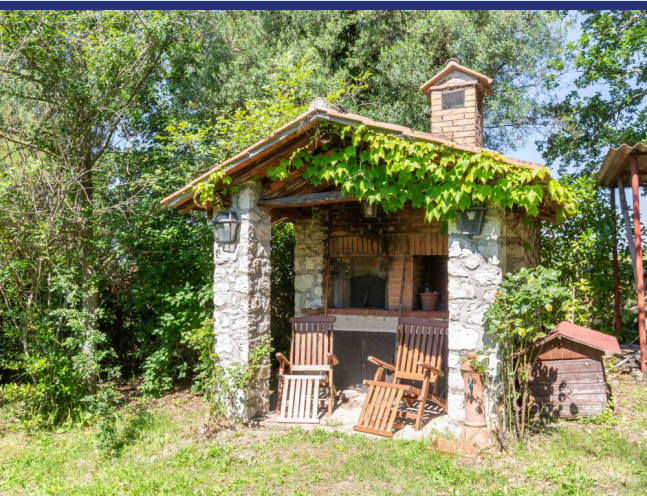
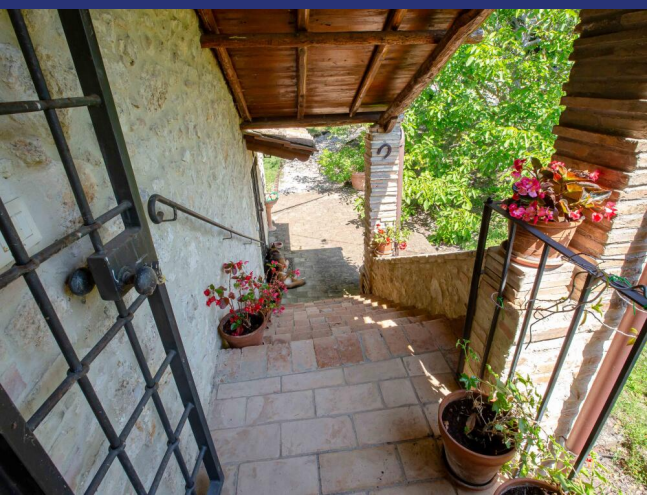
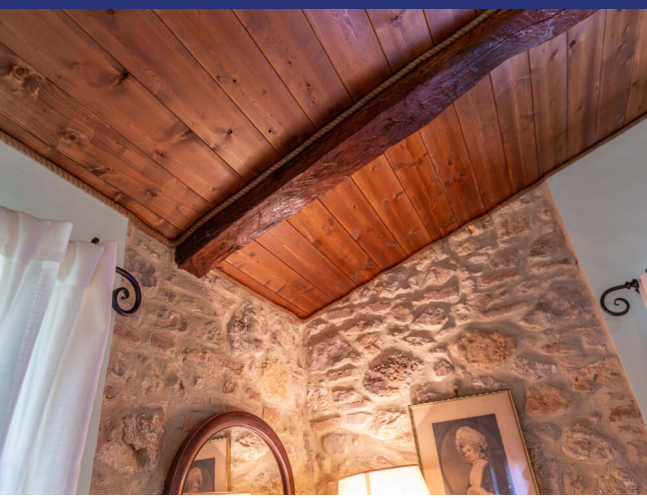


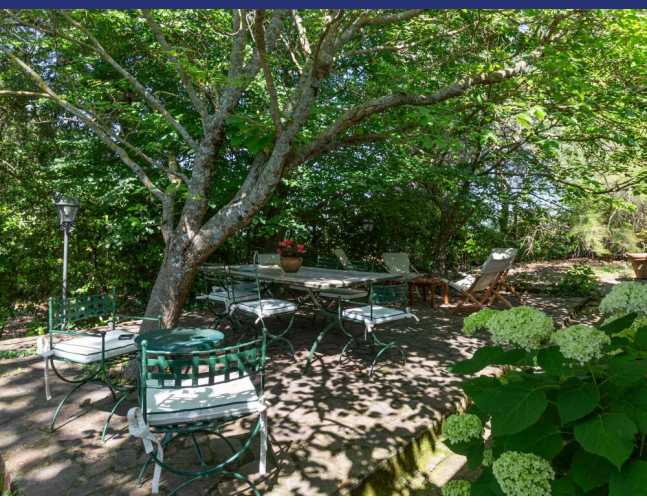








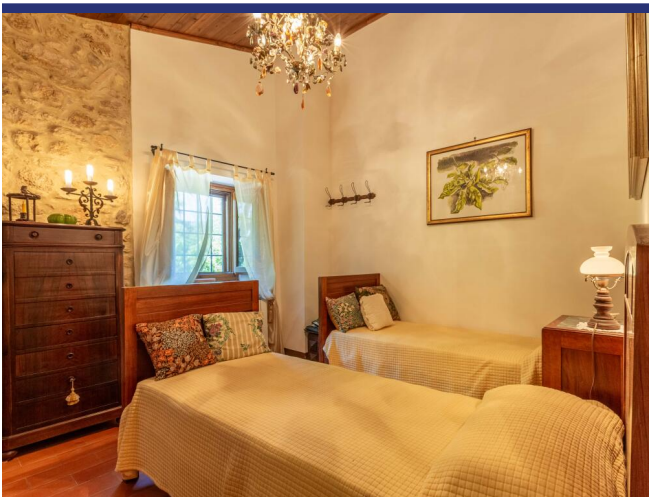
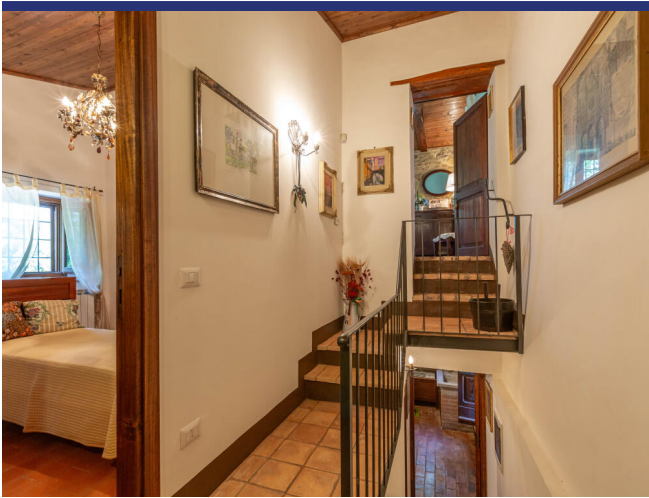




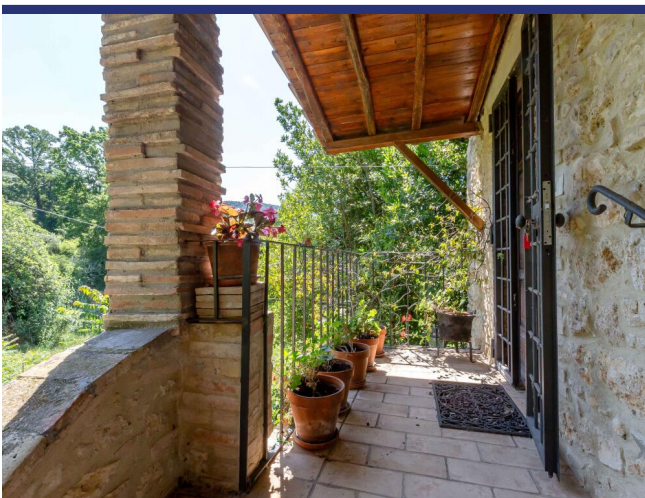
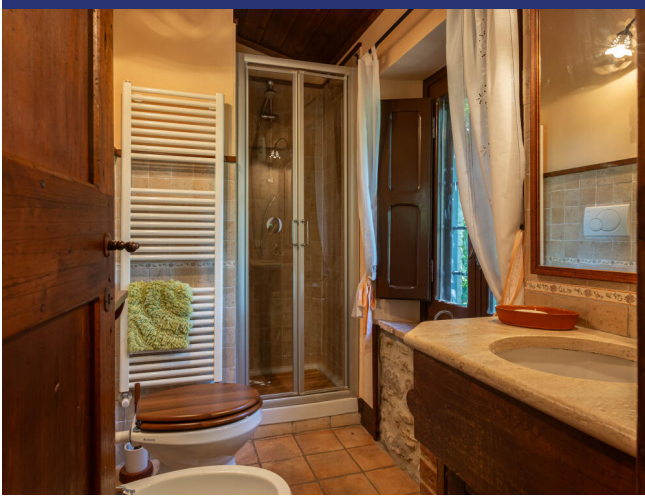


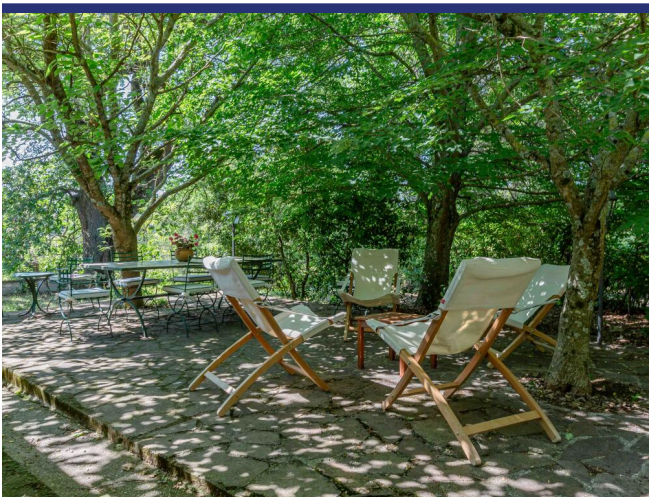
Ref. 5838 Calvi dell'Umbria















# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5838
- Villa/Farmhouse
- Panoramic View
- 40 km to Lake
- 90 km to Sea
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: To be realised
- Asking Price: € 495.000
- Floorspace: 204 m<sup>2</sup>
- SQM Plot: 8890 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Available



# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
info@italiacasa.net  
www.italiacasa.net

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

info@italiacasa.net  
www.italiacasa.net

