

# Umbria

## Città della Pieve

Ref. 5842: Beautiful village villa near the historic center of Città della Pieve  
Asking Price: € 550.000



# Description

A stone's throw from the center, this villa overlooks the historic village of Città della Pieve, with many restaurants, bars and shops. The property, built in the 2000s is in perfect condition, has an area of approximately 190 m<sup>2</sup> distributed over 2 floors and is internally distributed as follows, on the ground floor: consisting of the large and cozy double living room dominated by the beautiful travertine open fireplace, a kitchen with stove and wood oven, a service bathroom, a bedroom, a beautiful curved wall in exposed stone. on the first floor there is a double bedroom with private bathroom and covered terrace, a double bedroom, a bedroom with terrace, a bathroom. In the basement there is a tavern, a warehouse and a garage. The house includes land of approximately 700m<sup>2</sup> with olive grove of approximately 20 trees, fully fenced and automatic gate.

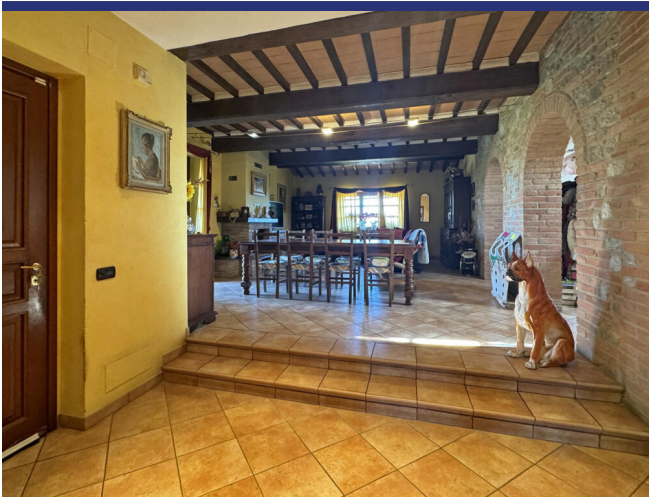
The facilities are all present, methane heating, aqueduct, rainwater collection tank, connected to the public electricity grid. New methane boiler recently installed.

About 5 minutes from the center, about 10 km from the train station and about 15 km from the A1 motorway.

# Pictures

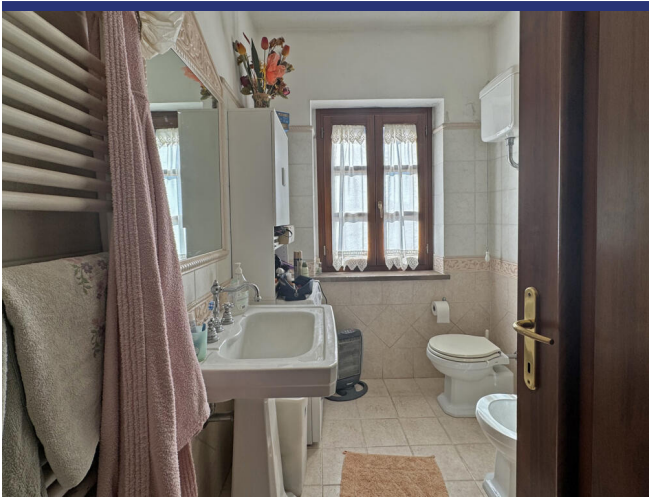






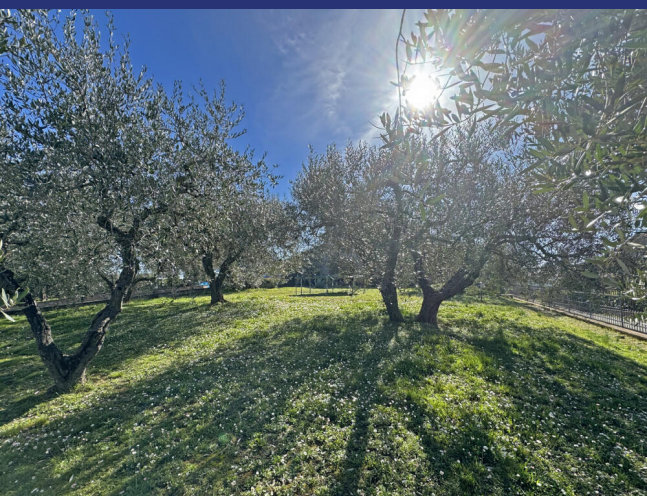




















# Location & Details



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

- Reference: 5842
- Villa/Farmhouse
- Village House/Cottage
- Panoramic View
- 15 km to Lake
- 135 km to Sea
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Asking Price: € 550.000
- Floorspace: 535 m<sup>2</sup>
- SQM Plot: 199 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- 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?

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