Umbria

Citta della Pieve

Ref. 5826: Farmhouse with swimming pool, solar panels and olive and fruit trees
Asking Price: € 725.000



Description

Between Umbria and Tuscany in the municipality of Città della Pieve, Ponticelli region, this farmhouse of approximately 370 m2 with outbuilding, stable, equipped cellar, garage and workshop to be finished and a habitable and renovated apartment with energy efficiency class A1, photovoltaic system of 12 kW with storage for a total of 15 KW; charging station for electric cars and heating with heat pump. So functional but at the same time in the rustic style typical of Umbrian farmhouses.

The farmhouse has two floors accessible by an old outdoor staircase that leads to the renovated apartment on the first floor with: large and typically rustic living room with high ceilings, veranda with terrace for outdoor dining, kitchen, three bedrooms and a bathroom. On the ground floor, a comfortable multi-purpose room with bathroom, old stables used as a warehouse and garages from which you could create a beautiful and spacious tavern.

There is an outbuilding of about 70 m2 with a project already submitted and anti-seismic costs paid, which has a very interesting construction volume for an additional two-storey apartment to be built.

Special elliptical swimming pool of 75 m3. with Roman staircase and hydromassage with an adjacent portico-patio with brick columns and a wooden and terracotta roof. Warehouse with 2 basement cellars.

Total land of over 1.5 hectares with olive trees, fruit trees and arable land for vegetable gardens and for the very famous saffron - "Oro di Città della Pieve" - and with a courtyard and large and well-maintained enclosed garden with large and reserved areas , fence for the adjacent land project. Irrigated with tanks and spring water. Located in the upper area of Ponticelli in the municipality of Città della Pieve, it has a beautiful panorama with views of the sunset. Secluded but not isolated, it is convenient and close to communications routes and the Rome-Florence railway line, visible from the property.

Services
Farmhouse with habitable and renovated apartment with energy efficiency class A1, 12 kW photovoltaic energy with batteries for a total of 15 kW; charging station for electric cars. Hybrid heat pump heating powered by electricity and LPG gas. With 2 tanks of 2000 liters + another tank with water softener of 1000. Irrigation system. Internet coverage. Imhoff purification tank.

Location
The property is located 2 km from the small village of Ponticelli and 7/10 km from Città della Pieve, Fabro Scalo and Chiusi-Chianciano Terme, where we find the train station and the A1 motorway exit. To reach the property there is a dirt road of about 1.5 km that is easy to drive on. Perugia airport is about 50 km away, Florence and Rome airports are about 150 km away.

Pictures























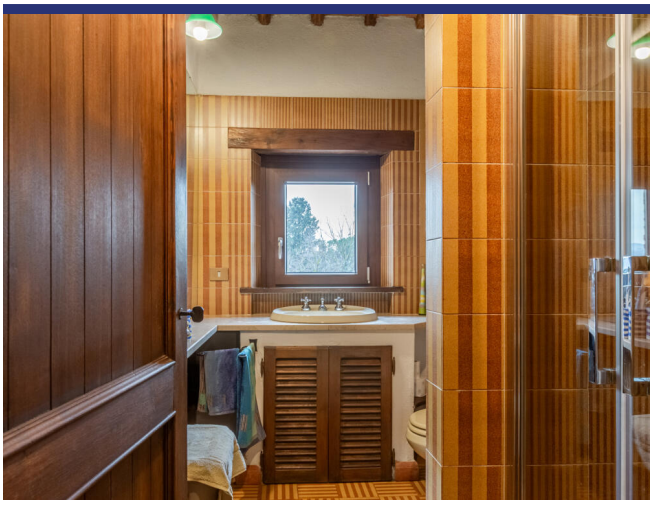








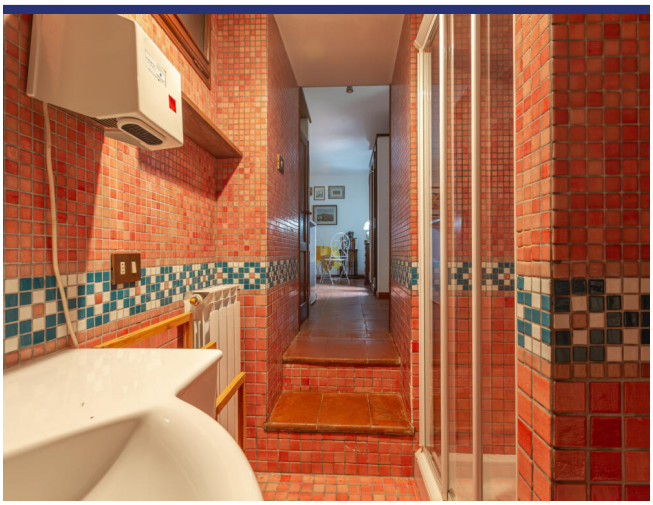






















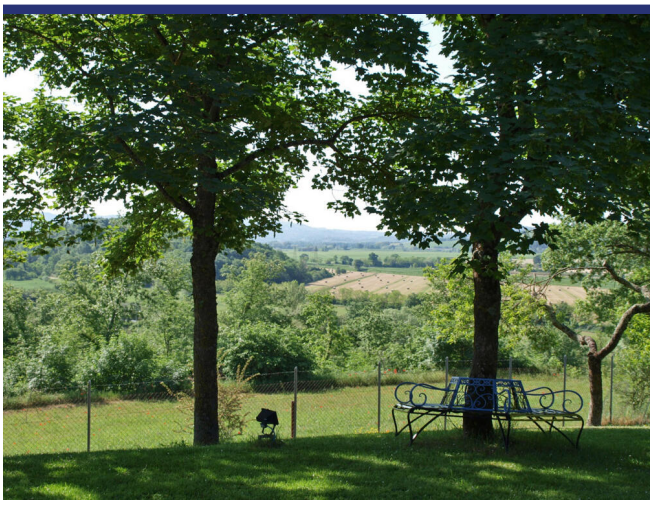














































Location & Details



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

- Reference: 5826
- Villa/Farmhouse
- Panoramic View
- 25 km to Lake
- 125 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Pool: Yes
- Asking Price: € 725.000

- Floorspace: 170 m^2
- SQM Plot: 15005 m^2
- Bedrooms: 4
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Sold

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 a 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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