

# Umbria

## Ficulle

Ref. 5870: Farmhouse located in a beautiful panoramic setting with swimming pool  
Asking Price: € 650.000



# Description

In a panoramic location with privacy, large farmhouse; large multi-purpose room, garage, outbuilding, swimming pool and land with olive trees, pasture and woods.

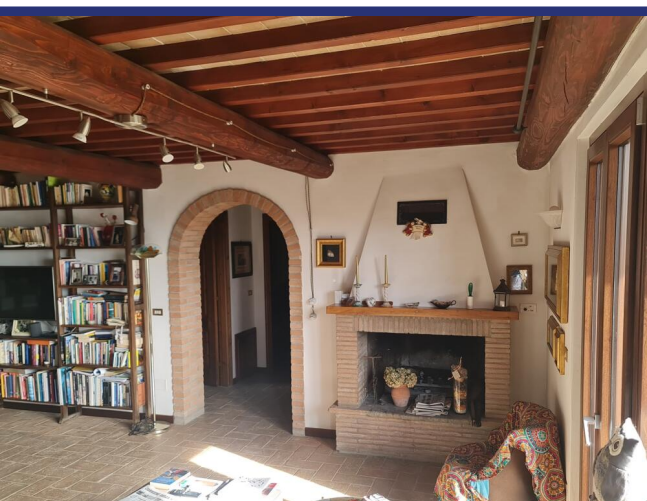
The farmhouse, completely ready to move into and renovated, has two floors and the main part consists of: large living room with fireplace, panoramic window and terrace, kitchen with wood-burning thermo stove and terrace, two bedrooms, 2 bathrooms. Excellent finishes in traditional style with artisan terracotta, chestnut wood floors and tiles. Attic for storage with extendable hatch. Internal stairs connecting the two floors. On the floor below we find 2 apartments with independent entrance, one of which consists of: small living room with kitchenette and terrace, bedroom and bathroom; the other with a large living room with kitchenette, 2 bedrooms and bathroom, as well as a multipurpose room (with connections prepared for further rooms/apartments), a garage/barn. The whole is completed by a room used as a boiler room and an outbuilding with laundry room and woodshed. Solar panels with 6 kW of energy above the outbuilding.

The property has a large terraced garden with a 12 x 6 saltwater swimming pool, with a large terracotta solarium with disabled access ramps and a gazebo. Vegetable garden and orchard with 25 plants and rows of table grapes. The property is classified as a farm and you can continue the activity with authentic and healthy products such as oil and saffron.

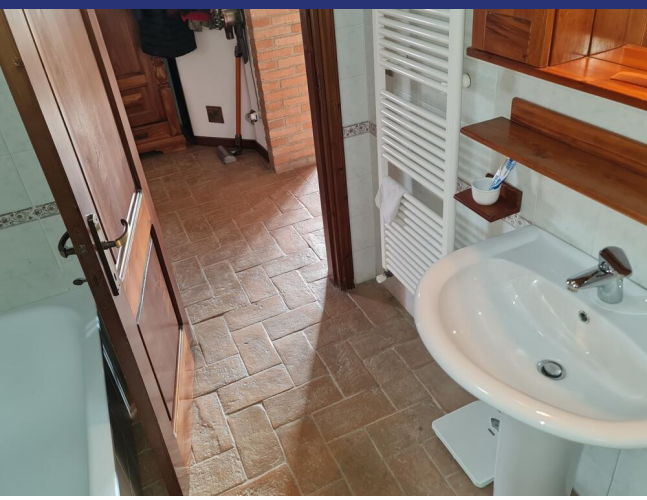
Land of approximately 21 hectares of which 2.5 hectares are olive groves with approximately 600 olive trees in production, 5 hectares of arable land, approximately 10 hectares of forest and the remaining area is meadows. Beautiful, very quiet location for nature lovers. To reach the property there is a well maintained road of approximately 3.5 km from the main road, partly unpaved and partly concrete. The property has a beautiful position overlooking the Umbrian hills, where you can also see the cliff of Orvieto.

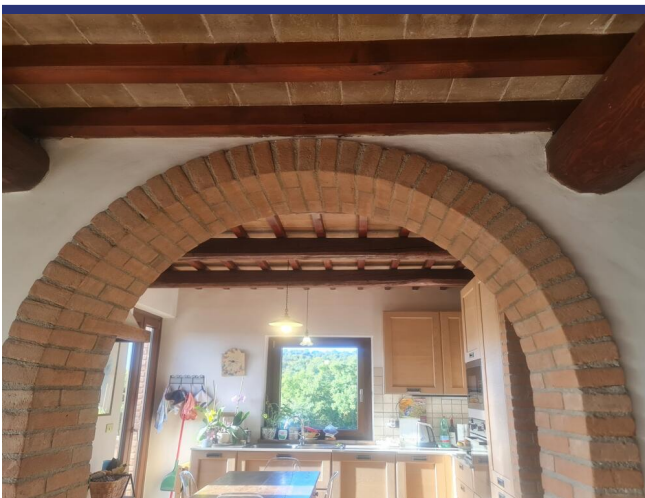
On the border with Tuscany, in Umbria, located in a beautiful environment, between the hills of Ficulle and Parrano, the property is in a beautiful location, at a point easily reached from the Fabro exit of the A1 motorway, a distance of fifteen km. with a final stretch of about 3.5 km of unpaved road, partly concrete but easily accessible. It is located in the municipality of Ficulle, 5 km away, with all services, from which all the large and characteristic villages such as Orvieto and Città della Pieve can be easily reached. The Rome-Florence motorway and the railway line 15 minutes away, allowing you to easily reach the airports in 90/120 minutes.

# Pictures





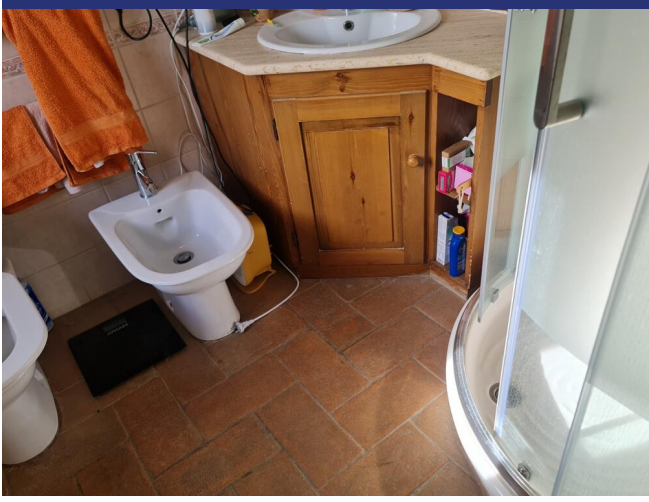




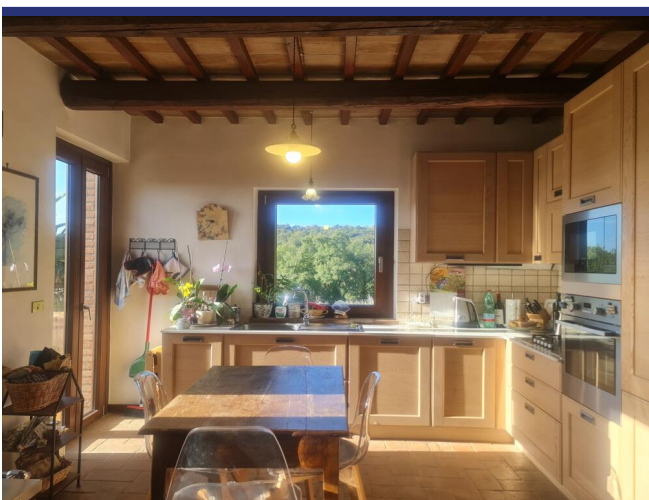
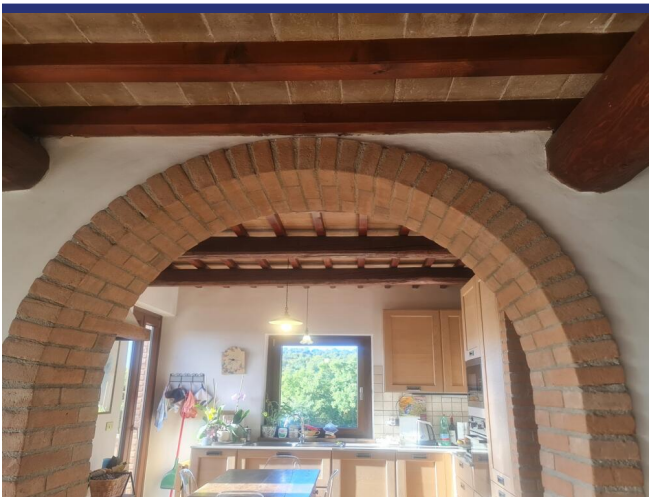
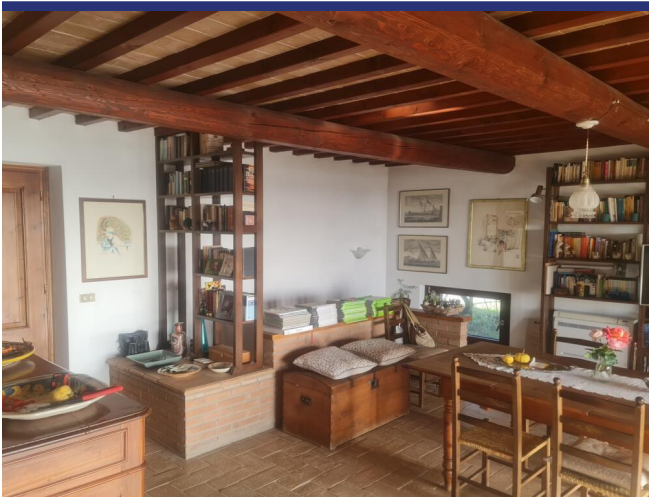




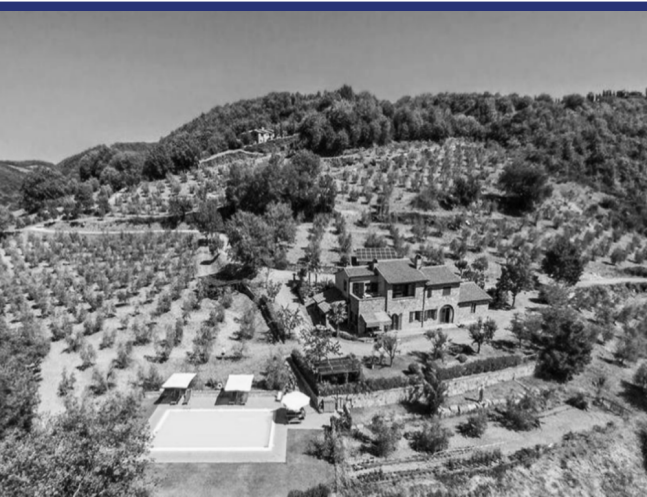








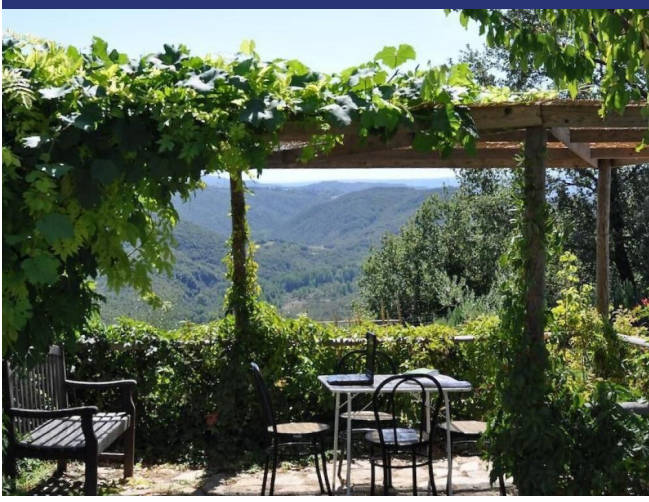














# Location & Details



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

- Reference: 5870
- Villa/Farmhouse
- Panoramic View
- 25 km to Lake
- 115 km to Sea
- 5 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 650.000
- Floorspace: 185 m<sup>2</sup>
- SQM Plot: 211614 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Very good
- Status:

# 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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