

Umbria

Gioiella, Castiglione del Lago

Ref. 6008: Renovated farmhouse with pool and panoramic views

Asking Price: € 550.000



Description

In the hilly countryside on the border between Umbria and Tuscany, this elegant farmhouse with bright rooms totalling 140 m² on two floors, a unique panoramic view and swimming pool.

On the ground floor we find a spacious living room with living area and dining room, a kitchen opening onto the external veranda, perfect for outdoor dining, a study, a bathroom and a practical storage room.

The first floor, accessible via both internal and external stairs, houses two large bedrooms and a bathroom with bathtub and shower.

The property is surrounded by a perfectly maintained garden of 2,800 m² that includes a private pool (7x4 m), ideal for relaxing on hot summer days, and an outbuilding used as a garage.

The farmhouse was renovated with great care in 2003 and retains the authentic charm of Tuscan tradition, thanks to the use of high-quality materials and high-end finishes.

There is the possibility to extend the property by another 80 m² and create an annex (storage/garage) of about 30 m².

The property has an LPG heating system and water connection to both a well and the public aqueduct. Inside the property, there is also air conditioning, Wi-Fi, an electric gate and a 4 kW solar panel system.

The property can be used as a first home as well as a holiday home, given its proximity to all services and the main tourist sites.

The nearest town is 1.5 km away (4 minutes).

Castiglione del Lago 9 km (15 minutes), Cortona 25 km (40 minutes), Montepulciano 20 km (30 minutes).

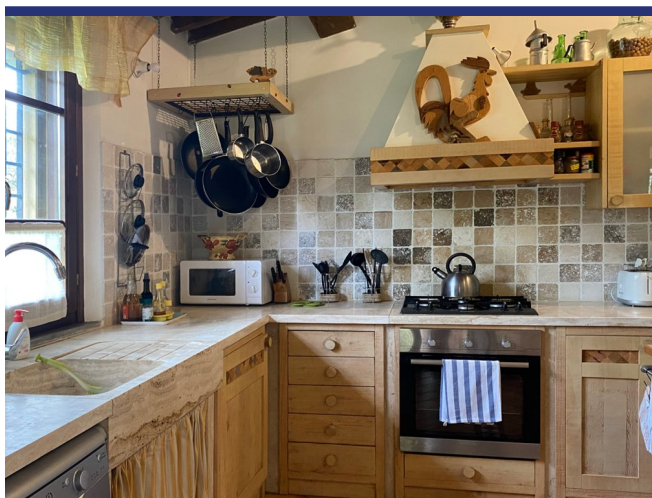
The nearest airport is Perugia, 65 km (65 minutes).

Rome airport 200 km (2 hours), Florence airport 135 km (1 hour and 40 minutes), Pisa airport 200 km (2 hours and 30 minutes).

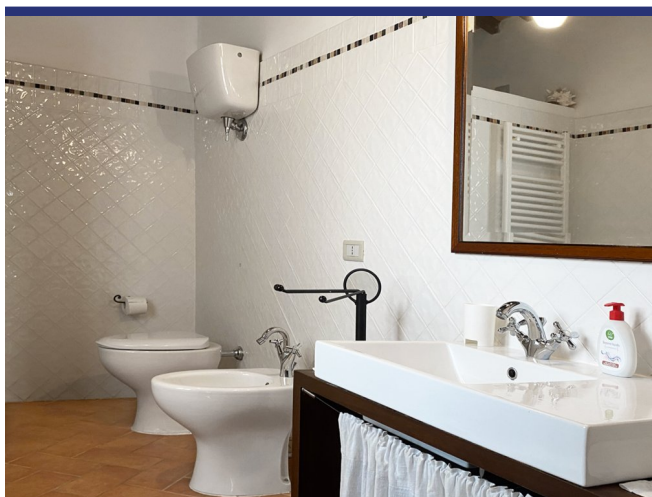
Pictures

















Location & Details



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

- Reference: 6008
- Villa/Farmhouse
- Panoramic View
- 9 km to Lake
- 135 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Pool: Yes
- Asking Price: € 550.000
- Floorspace: 140 m²
- SQM Plot: 2800 m²
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: sold under reserve

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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