

Umbria

Lugnano in Teverina

Ref. 5704: Stone farmhouse to be partially renovated near Lugnano
Asking Price: € 360.000

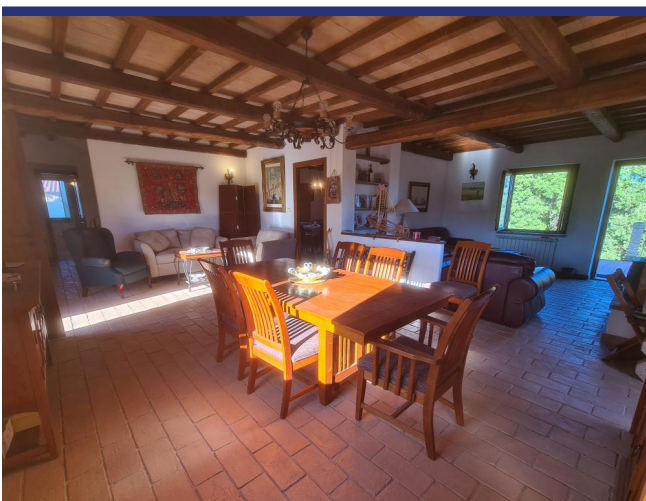


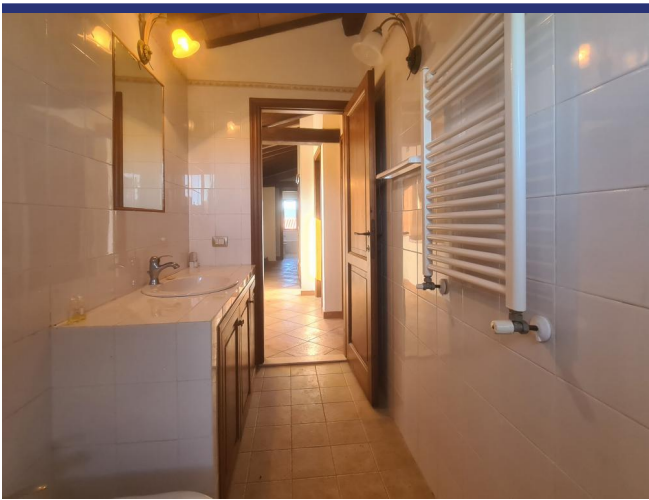
Description

Stone farmhouse, with panoramic swimming pool and easy access. A stone's throw from the village of Lugnano in Teverina, rightly included in the group of the Most Beautiful Villages in Italy, surrounded by lush countryside and located in a panoramic position. The property consists of a three-storey main house, with a total commercial area of approximately 400 m², 4 bedrooms and approximately 1.6 hectares of land. The farm was built in the 1990s with modern techniques and beautifully clad with natural stone. The house is located less than 2 km from Lugnano in Teverina, which can also be reached on foot. From the ground floor you enter directly into a large bright living room with fireplace and dining room. The livable kitchen is decorated in country style and has its own entrance, making it accessible from outside. On the ground floor we also find a small storage room, a bedroom and a bathroom. On the second floor, accessible via both an internal and external staircase, there are 3 bedrooms and two bathrooms. The two main rooms have a terrace. In the basement there is a room used as a warehouse, laundry room and rustic kitchen, a bathroom and another bedroom. There is a large garage that is accessible internally. Externally there is a leisure area consisting of a barbecue and bar. excellent for spending unforgettable moments in company and in the open air, enjoying the view of the Tiber Valley, which represents the real added value of the house. The 10x5 swimming pool needs to be restored with an investment that may vary depending on the type of intervention you wish to carry out. The garden is approximately 3200 square meters in size, the grounds are approximately 1.6 hectares in total.

The farm was completely rebuilt in the early 2000s. The ventilated and anti-seismic roof was renewed in 2022. The floors are made of terracotta, a well-known traditional material of the region, as well as the ceiling with traditional exposed beams and tiles. The windows are made of wood with double glazing. The property needs some interventions to fully restore its beauty and potential, in particular some external terraces need repairs and the external stairs. External fixtures must be treated. The pool is in need of repairs, but this could be an opportunity to adapt it more thoroughly, converting it into an infinity pool to better appreciate the views of Lugnano in Teverina.

Pictures





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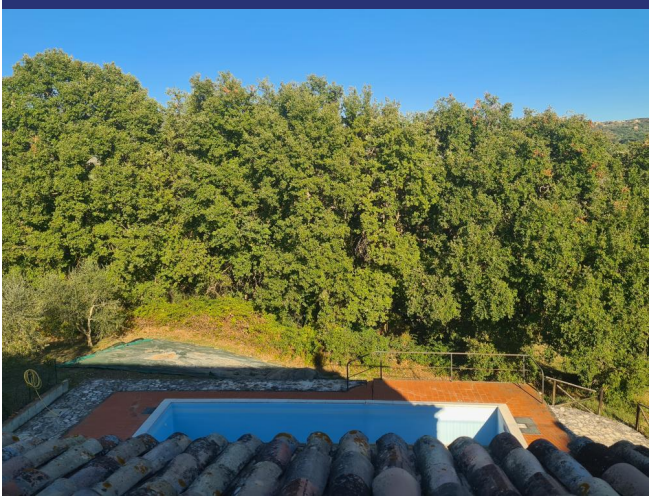


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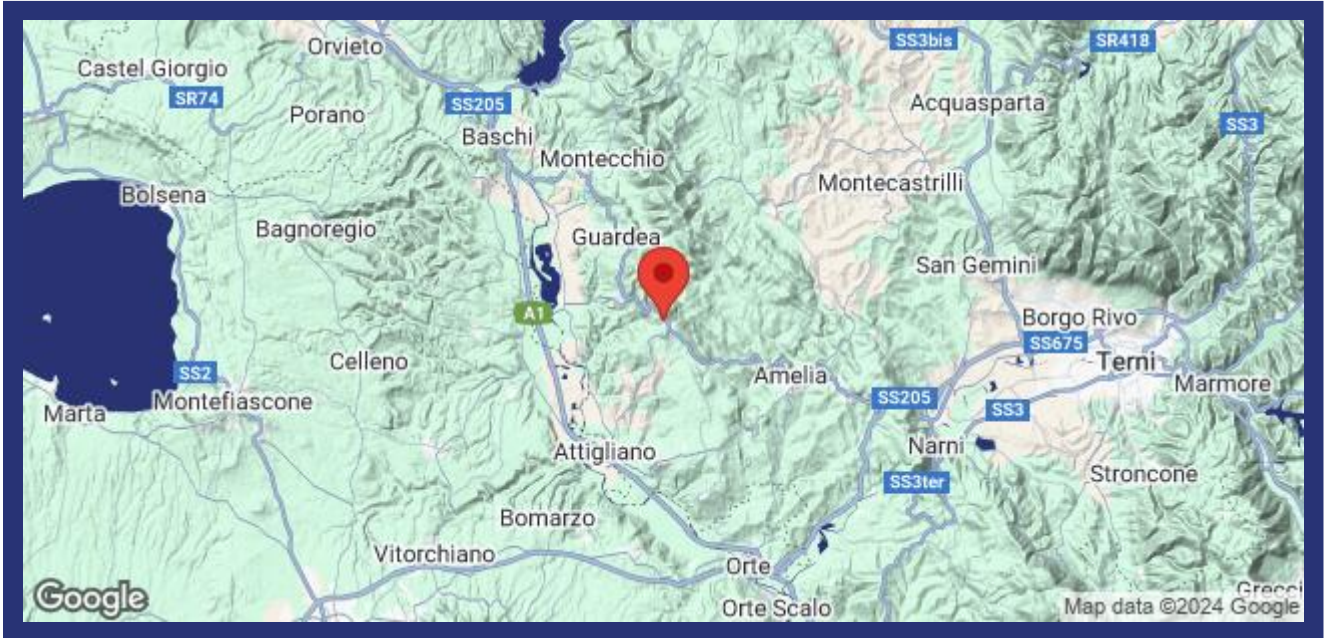






Ref. 5704 Lignano in Teverina

Location & Details



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

- Reference: 5704
- Villa/Farmhouse
- Panoramic View
- 25 km to Lake
- 75 km to Sea
- 2 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 360.000
- Floorspace: 269 m²
- SQM Plot: 16000 m²
- Bedrooms: 5
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Partly to be renovated
- 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

