

# Umbria

## Montegabbione

Ref. 5362: Spacious renovated farmhouse, with olive grove, near a nature reserve and within walking distance of a medieval village

Asking Price: € 470.000



# Description

An authentic renovated farmhouse with an olive grove that produces an excellent oil. The house itself has an area of 237 m<sup>2</sup> and is surrounded by a park of 20,000 square meters, the site also includes a forest that requires little maintenance and provides privacy in a total of 8.7 hectares. The house is located in a beautiful position in the middle of a hill, with a panoramic view over Umbria, on the border with Tuscany and in particular over the historic centers of Montegabbione, Monteleone d'Orvieto and Città della Pieve. It is located at an altitude of 620 meters, in an area full of greenery that continues to the top of Monte Arale. The structure of the building is anti-seismic, built in 1980 and has a well-kept garden in which there is a well in a fenced area.

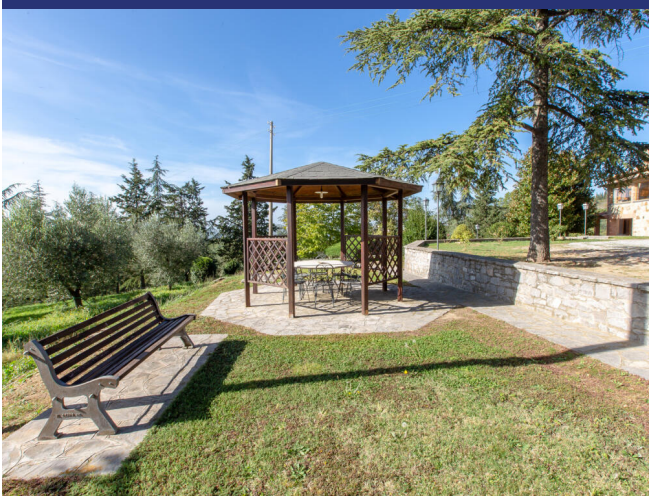
The brick and stone farmhouse has two floors and is currently used as the owners' residence. The farmhouse is currently divided into two apartments, one on the ground floor and one on the first floor. Through the internal staircase it is possible to create one large apartment. On the ground floor there is a garage with laundry room and a second kitchen with wood oven, ideal for meeting up with friends.

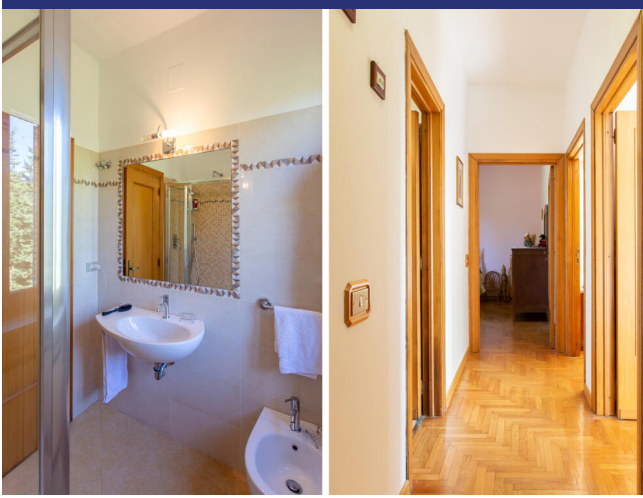
From the farm you can reach the historic center of Montegabbione in a pleasant short walk. In the medieval village is the municipal office, a church, a few bars, a restaurant, a traditional pastry shop, a pharmacy, a post office and 2 small supermarkets with an extensive range.

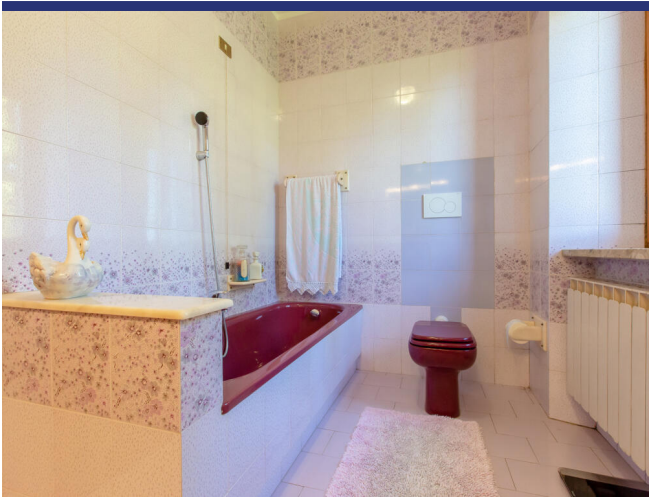
The farm is located in a very vast and unspoilt green area, on the border between Umbria and Tuscany. The property is located a few kilometers from Fabro, Città della Pieve and Castiglione del Lago. In the middle of woods, vineyards and olive groves with very suggestive views, it is reached by a 900-meter dirt road perfectly maintained from Montegabbione, which is the nearest town with amenities and is 1km away. The Fabro motorway exit is 10 kilometers away, it is halfway between Rome (150 km) and Florence (120 km) by the A1 (E35) motorway.

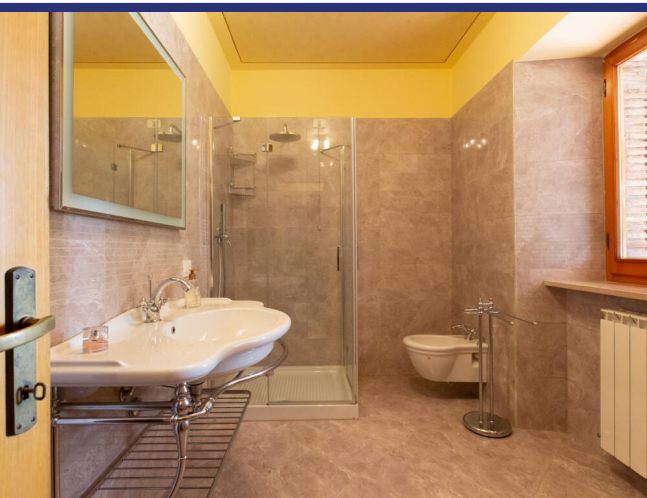
# Pictures





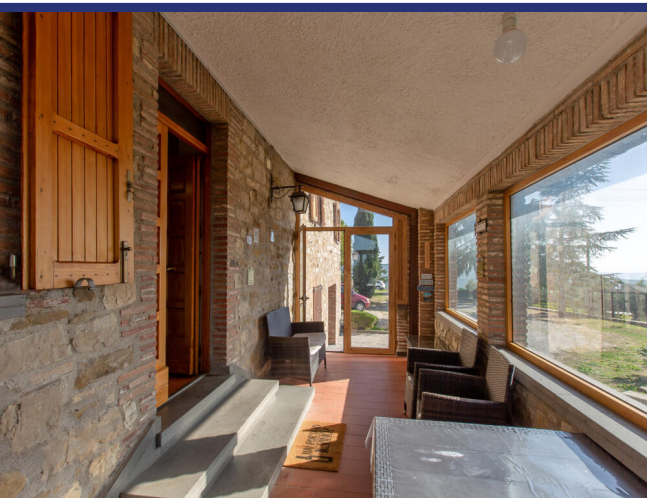


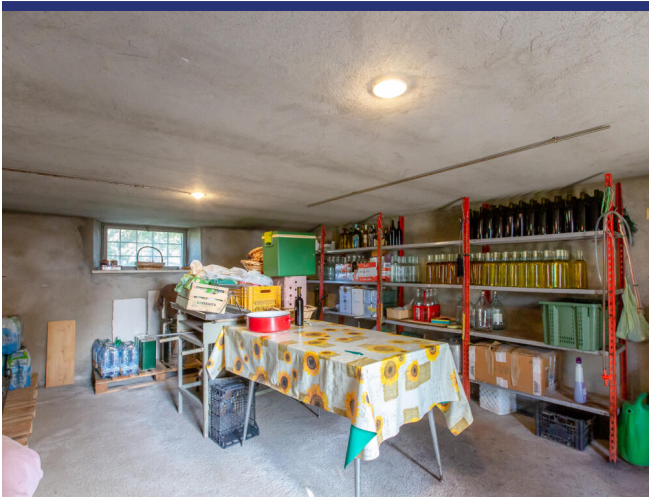
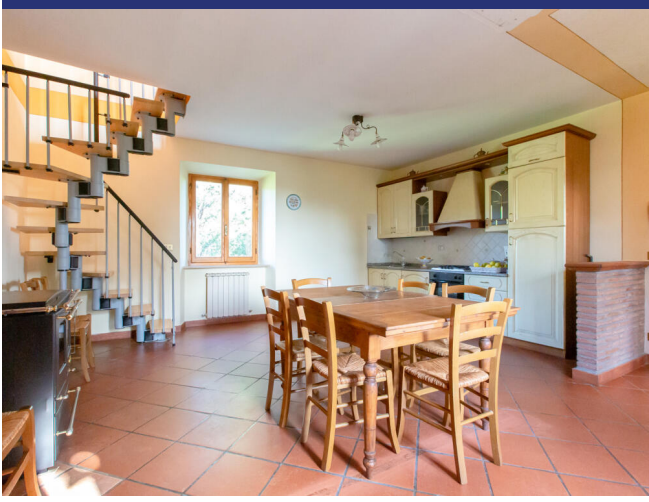




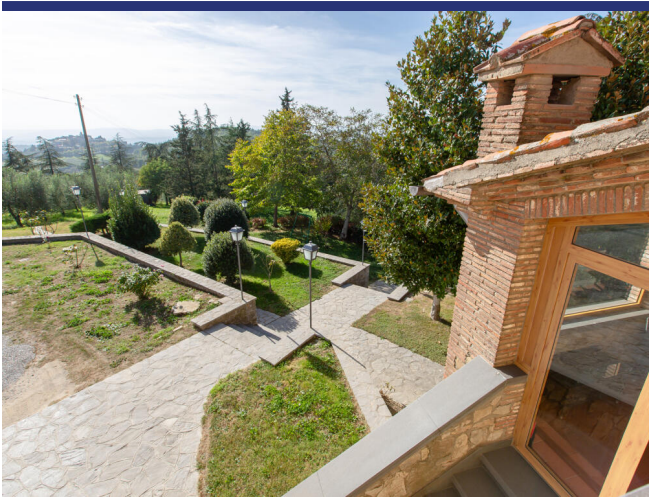


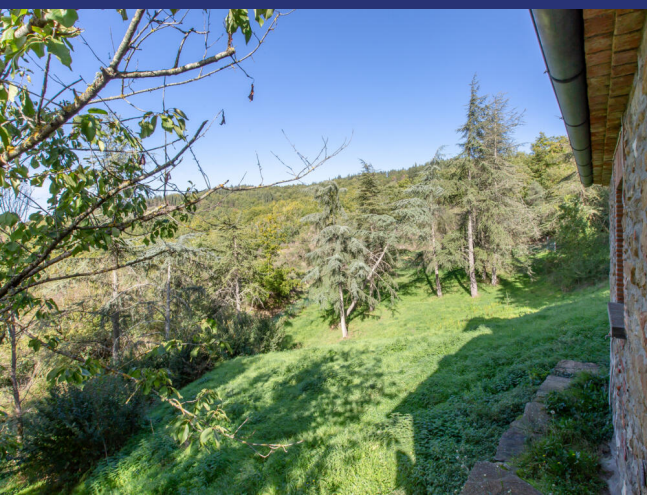












# Location & Details



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

- Reference: 5362
- Villa/Farmhouse
- Panoramic View
- 35 km to Lake
- 120 km to Sea
- 1 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Pool: To be realised
- Asking Price: € 470.000
- Floorspace: 237 m<sup>2</sup>
- SQM Plot: 87000 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- Status: Under negotiation

# 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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