

# Umbria

## Paciano

Ref. 5660: Beautiful farmhouse of 243m2 with a beautiful view  
Asking Price: € 785.000



# Description

The farmhouse has two floors and a total surface of 243 m<sup>2</sup>. On the ground floor there is a large living room with fireplace and open kitchen, a beautiful greenhouse, a bathroom and a practical laundry room. The first floor, connected by both an internal and an external staircase, consists of a large hall, a master bedroom with walk-in closet and en suite bathroom, two bedrooms, a second bathroom and a closet. The garden of approximately 4,000 m<sup>2</sup>, completely fenced and accessed via an automatic gate, has approximately 45 ancient olive trees. Furthermore, there is an approved project for the construction of a swimming pool. To complete the property, there is a comfortable above-ground garage of 35 m<sup>2</sup>.

## Condition and finishes

The farmhouse looks like a classic stone and brick farmhouse from the outside, while inside a decidedly more modern style has been given, both in terms of the distribution of the spaces, with very large and bright rooms, and in the use of materials. The floors are stone and the windows are aluminum with triple glazing. The roof, with exposed beams and tiles, is insulated and ventilated.

## Services and utilities

The farmhouse is equipped with a modern underfloor heating and cooling system powered by a heat pump. It is also equipped with a system for regulating humidity. The water supply is guaranteed by the connection to the municipal aqueduct and by a rainwater collection tank. It is also equipped with: - Complete kitchen - Walk-in closet - Wood stove - Internet line - Connection to the public sewerage system - Preparation for an external lighting system - Preparation for an alarm system - Preparation for a solar panel installation.

## Use and potential

A perfect first home equipped with all comforts or a beautiful second home with the possibility of building a swimming pool.

## Location

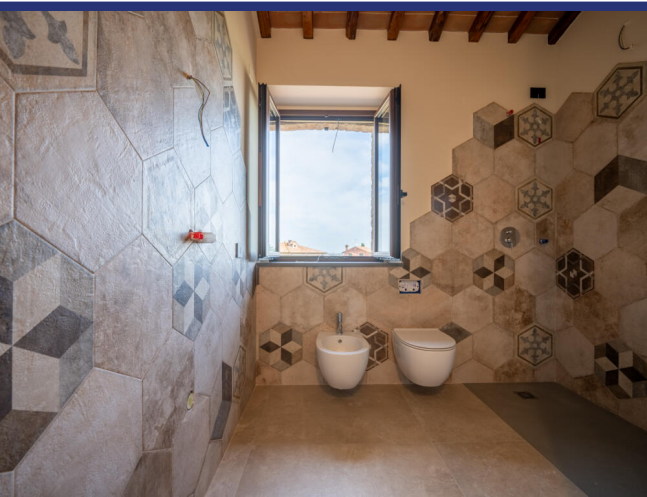
This farmhouse is located on an elevated plot, with a beautiful view of the surrounding countryside and hills on 4 sides and is easily accessible via an asphalt road. It is located in a strategic position, on the border between Umbria and Tuscany. In just over 10 minutes by car you can reach the beautiful villages of Paciano, Panicale, Città della Pieve, Chiusi and Castiglione del Lago.

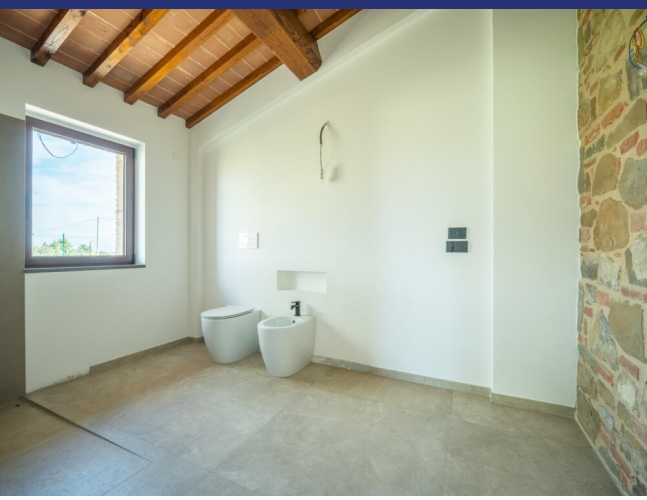
# Pictures



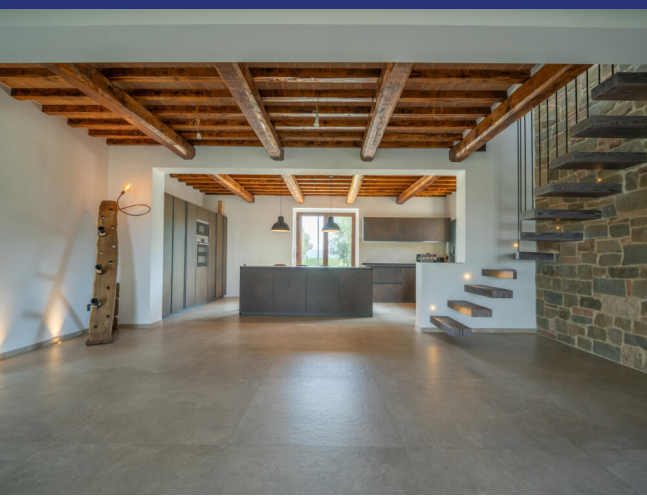




















# Location & Details



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

- Reference: 5660
- Villa/Farmhouse
- Panoramic View
- 15 km to Lake
- 140 km to Sea
- 5 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Pool: To be realised
- Asking Price: € 785.000
- Floorspace: 243 m<sup>2</sup>
- SQM Plot: 4050 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very good
- 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

