

# Umbria

## Panicale

Ref. 4997: Farmhouse panoramic view and swimming pool

Asking Price: € 930.000



# Description

This farmhouse has an area of 1300 m<sup>2</sup> on two levels and is composed as follows: on the ground floor, with three entrances, we find a very spacious kitchen with fireplace and wood oven, a utility room, a dining room with two-sided fireplace that opens from the wide living room, a bathroom, a hallway and a large entrance from the pool; in the stairwell we find the electrical control unit; on the upper floor we have a sauna with shower on the right, followed by a bedroom with bathroom, the master bedroom (with walk-in closet, bathroom with beautiful double bath and private balcony), and a third bedroom with bathroom. In the garden we find a beautiful salt water pool, a very deep well and an outbuilding to be restored. The property comprises approximately 3ha of land with approximately 300 olive trees.

The farmhouse has been beautifully restored and fully insulated (not only the roof but also the ceilings). The underfloor heating wiring harnesses are covered with quartz sand. The property has cotto paving and chestnut beams and cotto tiles for the ceilings.

The farm is equipped with all necessary utilities, currently connected to the national or municipal electricity network: electricity, telephone with internet, city water. The heating system runs on LPG.

# Pictures





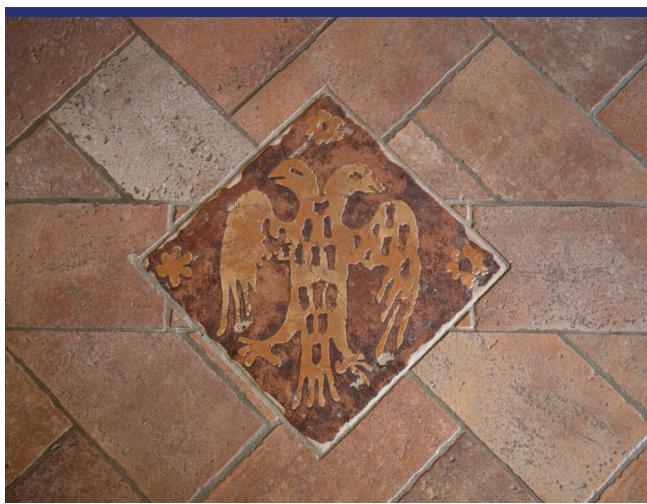
Ref. 4997 Panicale





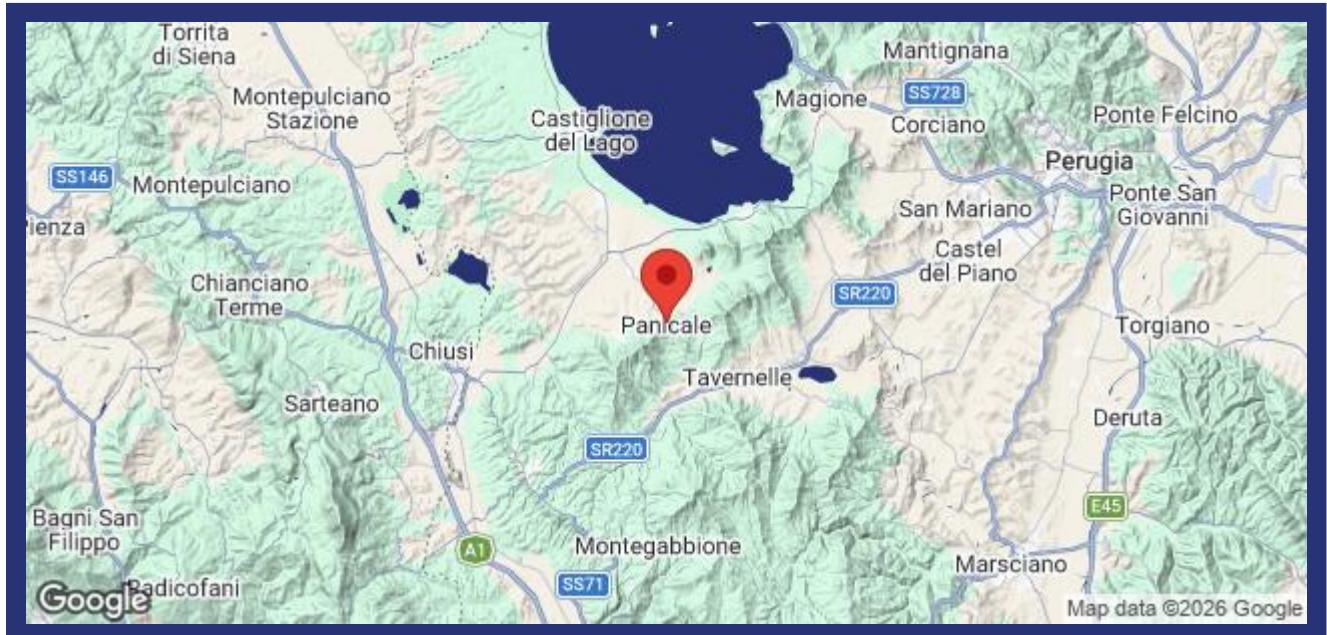
Ref. 4997 Panicale







# Location & Details



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

- Reference: 4997
- Villa/Farmhouse
- Panoramic View
- 20 km to Lake
- 130 km to Sea
- 5 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 930.000
- Floorspace: 320 m<sup>2</sup>
- SQM Plot: 30000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 4
- 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?

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