

# Umbria

## Panicale

Ref. 5668: Large farmhouse with guesthouse near Lake Trasimeno

Asking Price: € 930.000



# Description

The main building has two floors and a total area of 410 m<sup>2</sup>. On the ground there is a large living room with a beautiful fireplace, a kitchen, a bathroom and a bedroom with private bathroom.

On the first floor, connected by an internal staircase but also with its own entrance from the outside, you will find a second dining/living area, four bedrooms and four bathrooms.

A stone's throw from the main building is the guest house, with two apartments of 45 m<sup>2</sup>. Both consisting of a living-dining room, a double bedroom and a bathroom. The house is located in the center of an olive grove consisting of more than 100 impressive centuries-old plants. The site is 11,500 m<sup>2</sup> and has two wells.

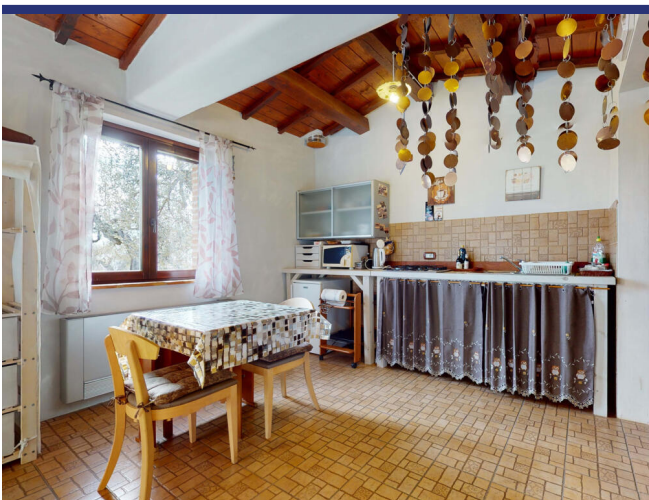
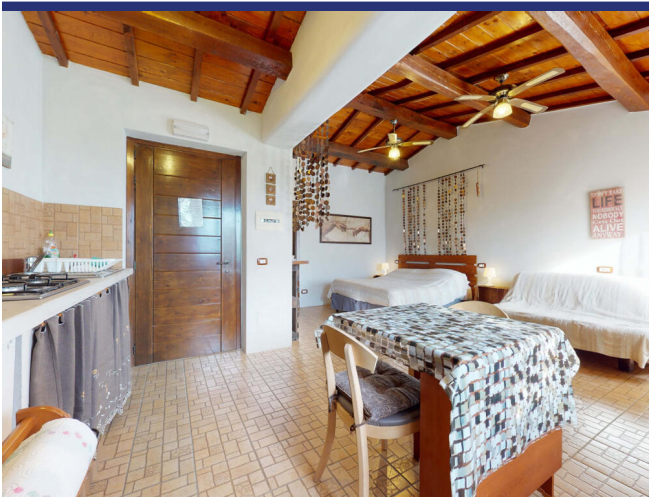
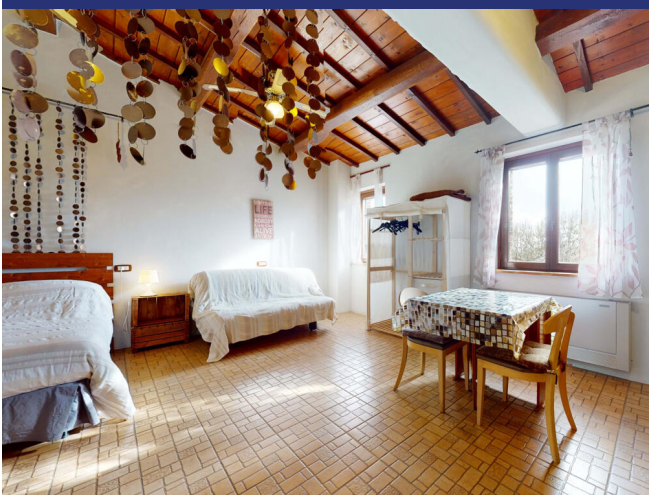
During the 2009 renovation, the aim was to preserve as many historic features as possible. Part of the interior walls are left in exposed stone, the roof is made of wood and insulated. The state of maintenance is excellent.

Located in a rural area that is not too isolated, the house still has plenty of privacy. The access road is easy to drive all year round. Lake Trasimeno is just a few minutes away by car. From the site, you can immediately take beautiful walks or bike rides.

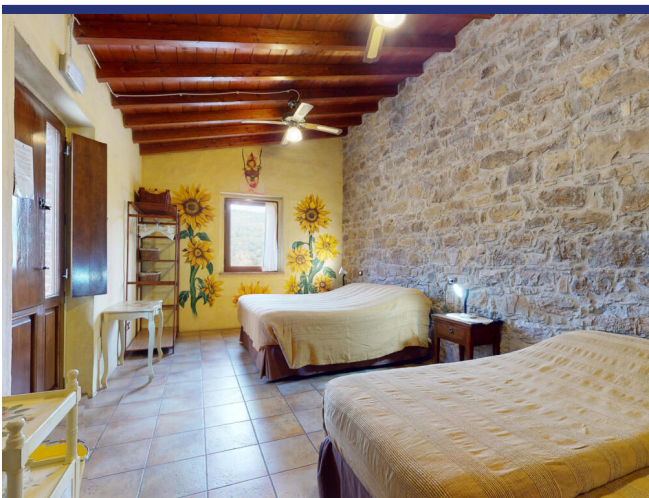
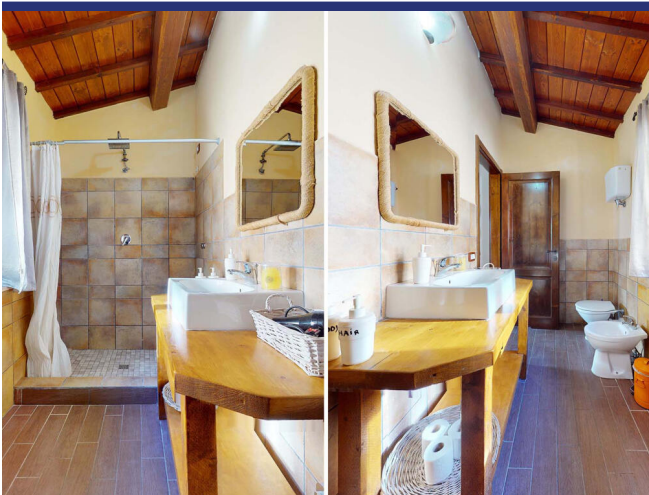
# Pictures

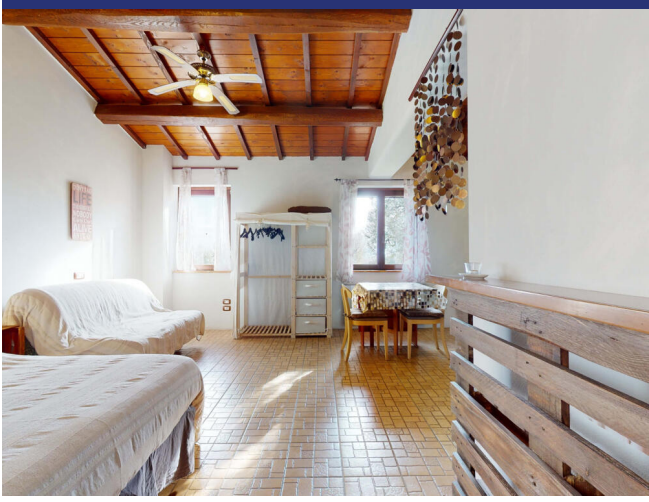




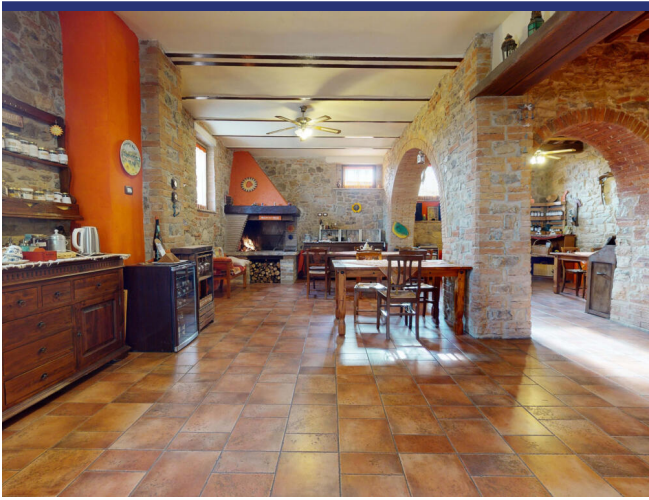


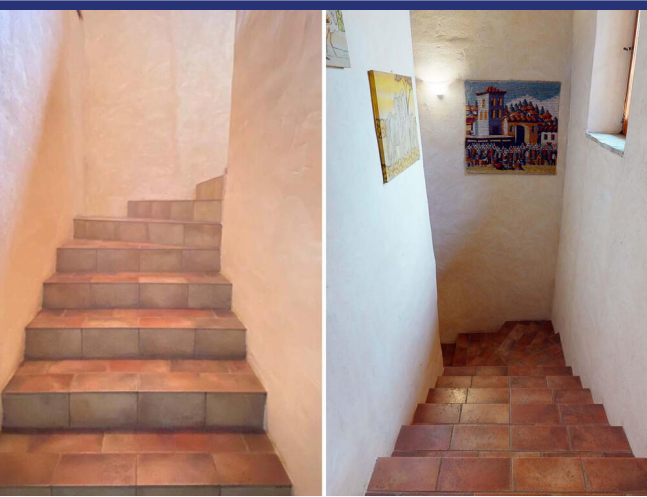


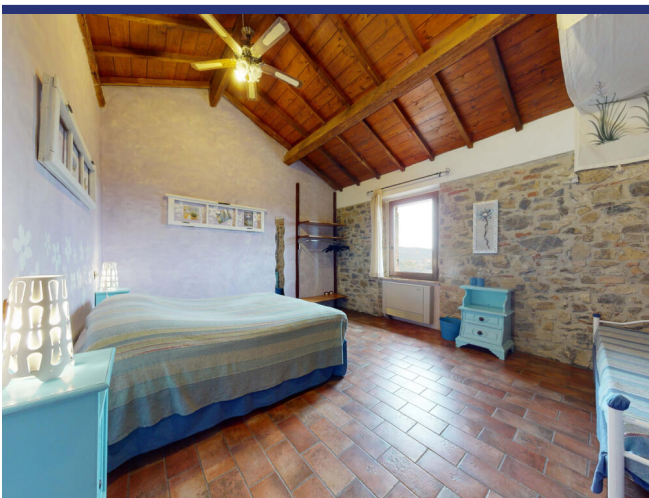




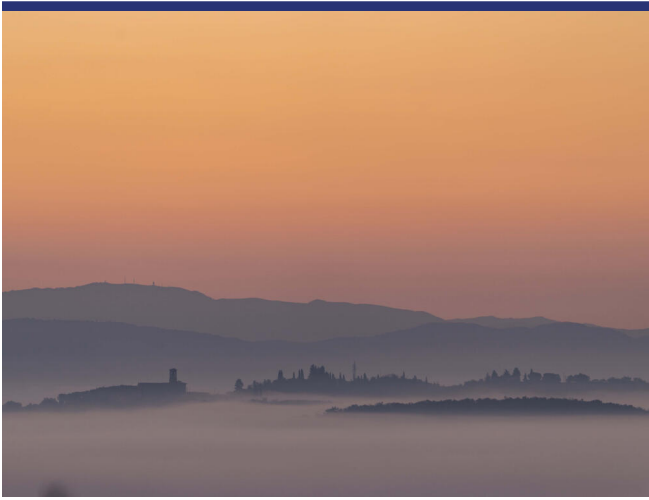






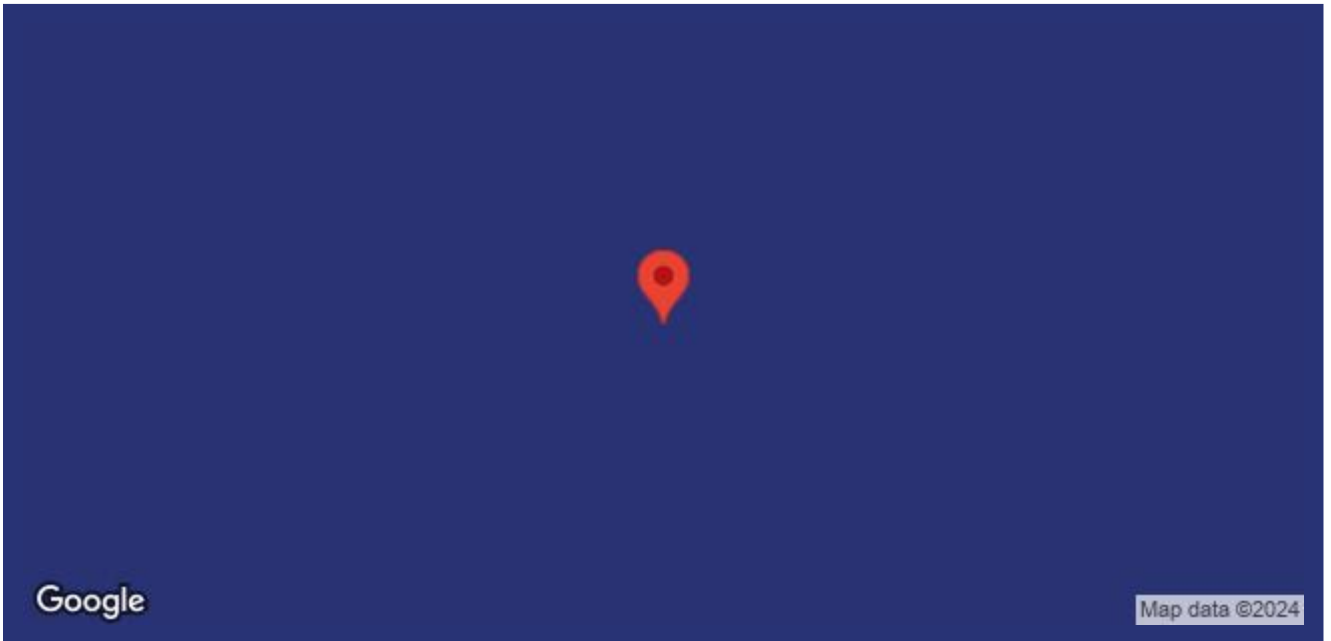








# Location & Details



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

- Reference: 5668
- Villa/Farmhouse
- Panoramic View
- 5 km to Lake
- 135 km to Sea
- 5 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 930.000
- Floorspace: 410 m<sup>2</sup>
- SQM Plot: 11310 m<sup>2</sup>
- Bedrooms: 7
- Bathrooms: 8
- 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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