

# Umbria

## Parrano

Ref. 5676: Beautiful authentic spacious house, 4 bedrooms with history near the village  
Asking Price: € 598.000



# Description

This property has real charm, set in the beautiful scenery of the Umbrian countryside. It has a living area of approximately 270 m2. spread over three floors.

On the ground floor there is a large rustic kitchen with dining room, a kitchenette leading to a laundry room with service bathroom and a boiler room (accessible from the outside); Still on the ground floor, next to the middle part, there is an adjacent outbuilding (barn) with spaces of approximately 27 m2. with the possibility to expand by approximately 100 m2 for a future outbuilding.

On the first floor, which is accessed via a small loggia typical of country houses, or via an internal staircase from the ground floor, there is a beautiful living room, with a stone fireplace, a lounge/study, a comfortable double bedroom, a single room and a bathroom with bathtub. An internal iron and wooden staircase leads to the second floor where there are two further bedrooms (one double and one single), a dressing room and a bathroom with shower.

A few steps from the main building we find two small outbuildings of 30 m2 respectively. and 25 m2. used as woodshed and storage areas. The house includes a plot of land of approximately 56,735 m2. of which 1,469m2 with an enclosed courtyard with two gates, avenue, panoramic spaces and balconies, parking and large garden where a majestic holm oak, cypresses, fruit trees, some oaks, a small row of old vines live, as well as a beautiful, fully fenced vegetable garden. The remaining 55,266 m2. are intended for arable land, a productive olive grove for excellent oil and forest.

Possibility of extension, renovation of the outbuildings and construction of a swimming pool thanks to its sunny position where you can enjoy the beautiful panorama from sunrise to sunset.

The house is located in the municipality of Parrano, from which all the large and characteristic Umbrian and Tuscan villages are easily accessible: Città della Pieve, Orvieto, Cetona, San Casciano dei Bagni, Chiusi. About 1 km away is the characteristic Bagno del Diavolo with thermal water baths. The A1 toll gate (FABRO) is approximately 7 km away. In just over an hour you can reach Rome, Florence, Assisi, Siena and the Val d'Orcia. The hilly location in which the house is located offers beautiful panoramic views of the ancient castle of the village of Parrano.



# Pictures



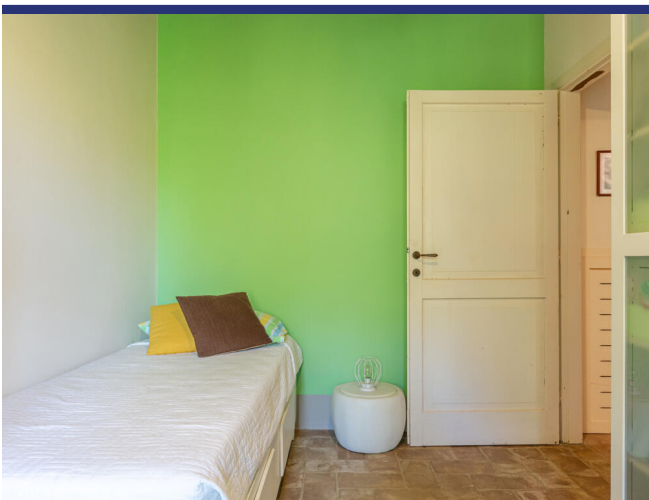
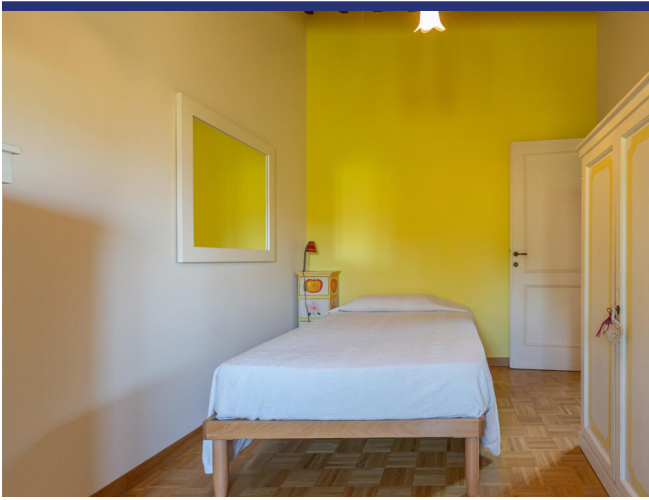


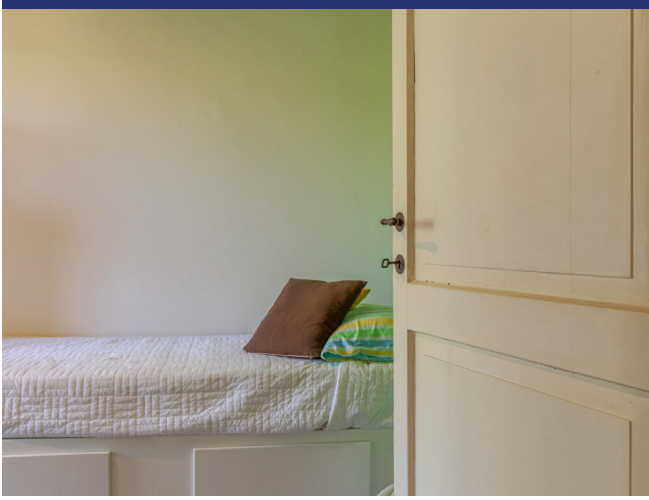




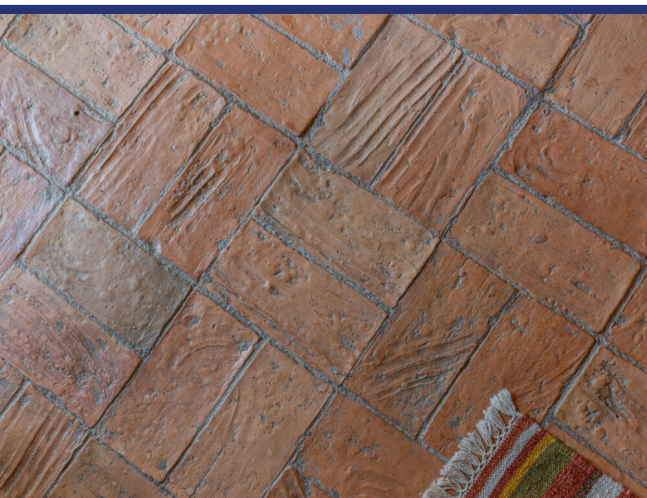
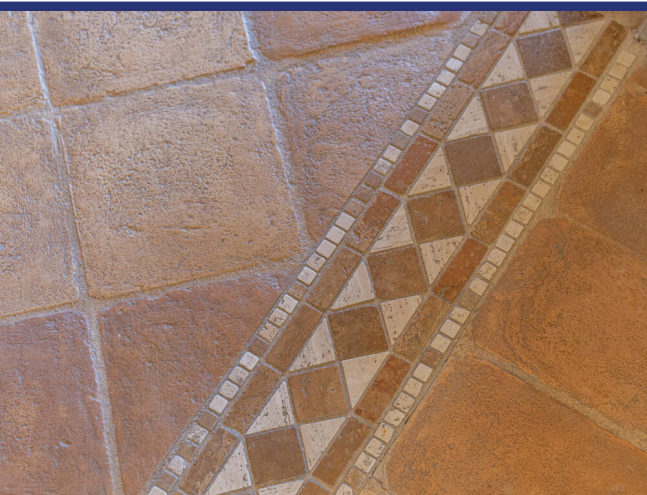
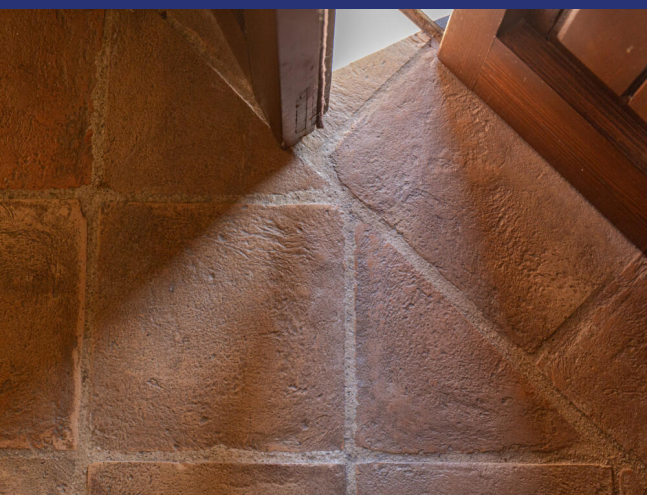














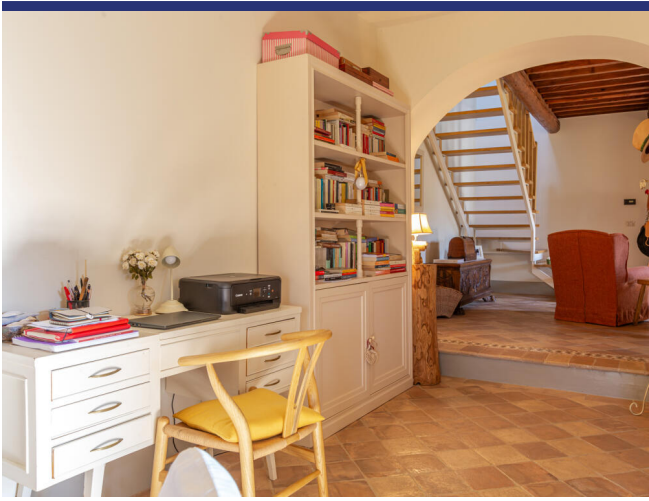


































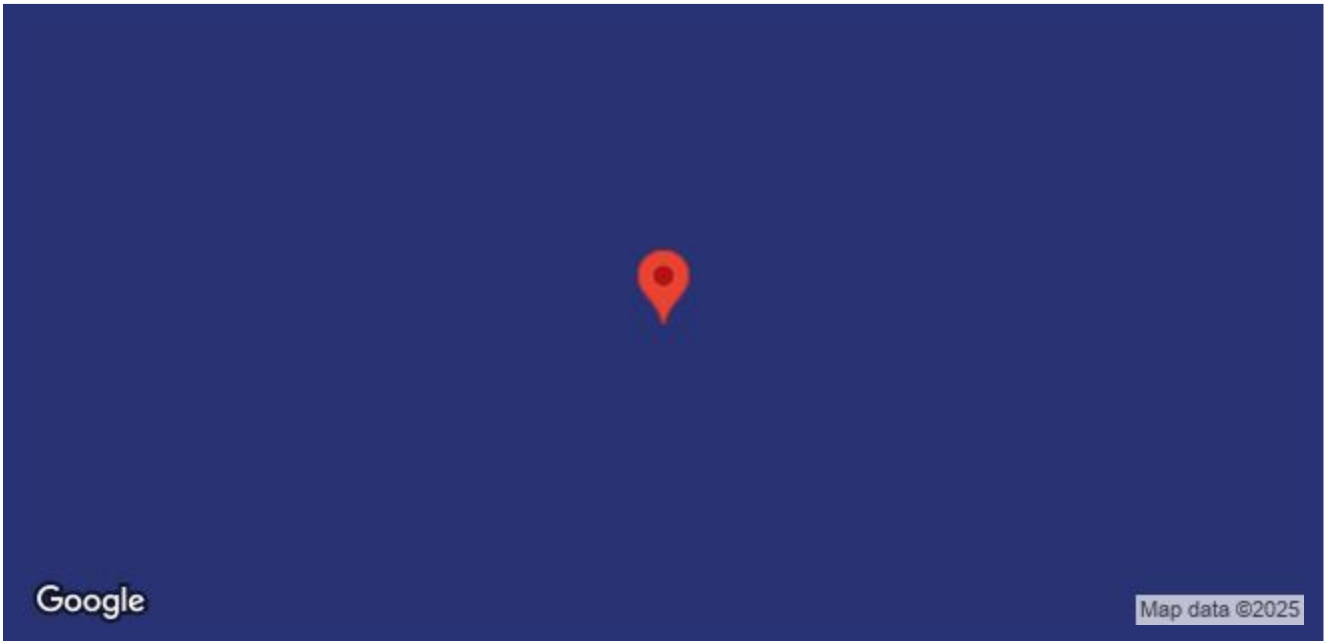








# Location & Details



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

- Reference: 5676
- Villa/Farmhouse
- Panoramic View
- 30 km to Lake
- 140 km to Sea
- 1 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Asking Price: € 598.000
- Floorspace: 270 m<sup>2</sup>
- SQM Plot: 56735 m<sup>2</sup>
- Bedrooms: 4
- 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

