

# Umbria

## Piegaro

Ref. 5390: Stone umbrian newly built villa, 4 bedrooms with beautiful views

Asking Price: € 550.000



# Description

This villa lies in the gently rolling Umbrian hills less than half an hour from Perugia and just fifteen car minutes from Piegaro and Panicale. Basic services can be found in the nearest hamlets Pietrafitta and Castiglione Fosco.

The beautiful location of this villa in unspoilt countryside comes with stunning views on the so called Val Nestore, a charming green valley in the rolling hills just south of Lake Trasimeno. From the house one enjoys direct views on the Castle of Gaiche which construction dates back to early 1300.

The property has been very recently built, currently set up as two apartments with separate outside entrance doors, still internally connected via a dividing door. The whole house can be further customised to your own specification. The lateral space makes for comfortable and easy living, with a mezzanine floor and a basement that offer further customizable space.

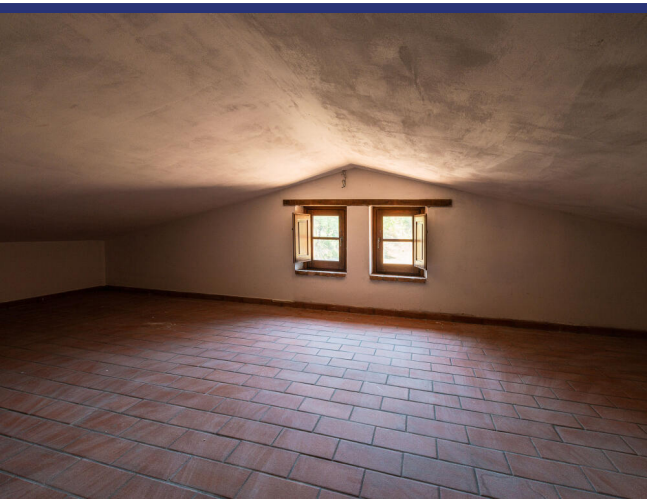
Outside, the large garden has been landscaped but there is plenty of room to do more, including putting in a swimming pool. There is further land for sale in the immediate vicinity, by separate agreement.

This is an exciting opportunity to further personalize a brand new property in a superb location.

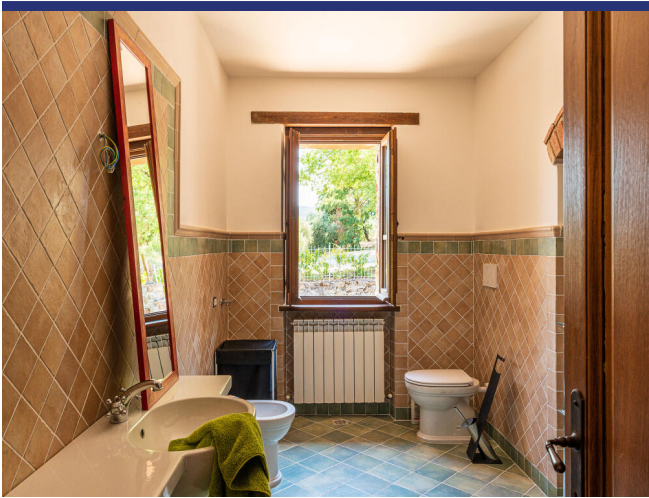
The property is hooked up to mains water and electricity while the sewage system uses a septic tank. Heating and hot water are currently supplied by an LPG system and boiler, with the potential to install further systems, like a biomass boiler. On a corner piece of the land a spring is located where water may be taken and led to a concrete water tank, embarking a starting point for further drilling of a well for garden irrigation.

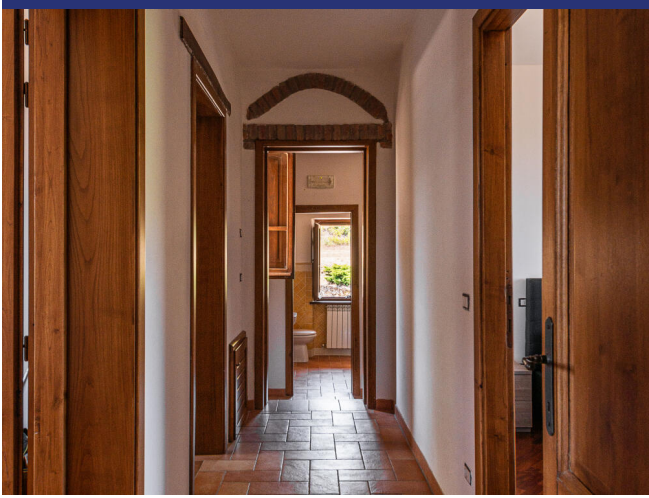
# Pictures

















# Location & Details



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

- Reference: 5390
- Villa/Farmhouse
- Panoramic View
- 15 km to Lake
- 140 km to Sea
- 3 km to Village
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Parking Space
- Pool: To be realised
- Asking Price: € 550.000
- Floorspace: 220 m<sup>2</sup>
- SQM Plot: 9000 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Newly built
- 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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