logica immobiliare
la soluzione a portata di mano

Country houses for Sale in Città della Pieve (PG) **725.000 €**

Ref: CA462U

Size: 435 sqm
Field: 1 ha
Rooms: 17,5
Bedrooms: 7
Bathrooms: 8
Swimming pool: privata
Energy class: D
IPE: 100

Located on an upland, at the boundary between Umbria and Tuscany, wonderful property characterized by a local stone farmhouse, with a 360° panoramic view over the surrounding hills and over the mount Cetona. The outbuilding was initially restored in 2001 to create an agritourism. In 2006 further works were realized, and in 2012 the intended use was changed in private dwelling. Located within a plot of about a hectare, the country house is arranged over two floors. The ground floor houses an entrance, a spacious kitchen with pantry, a double drawing room with a fireplace characterized by two big stone arches, two bedrooms and two bathrooms. Both an internal and a stone external staircase lead to the first floor, consisting of an entrance, a small corridor, a study with bathroom, a multi-purpose room and five bedrooms, each of them with an private bathroom. A retractable stair positioned in the corridor allows access to the attic, that is used as a closet, because it is not habitable. Within the outbuilding, a wonderful 10x5 Mt swimming pool with solarium, that offer relaxing moments, as well as a gazebo with barbecue, particular ideal for pleasant dinners during summer. As for the systems, the heating system is fueled with both LPG and wood, the provision of safe water is guaranteed by the connection with the municipal aqueduct, besides the presence of storage tanks. As regarding the waste water discharges, an imhoff tank with sub-irrigation system have been installed. Within the property, an outbuilding with the intended use as a garage, while over the surrounding terraced field, there are olive trees, several fruit trees and a big wood with holm oaks. The suggestive line of cypresses leads to the property, which is characterized by a high potentiality, thanks to the possibility of different uses, considering both its spaces and conformity. This property is isolated, with high privacy, easily reachable from the motorway and near the local villages. Città della Pieve is only 7

kms away, Cetona 10 kms, San Casciano dei Bagni 12 kms.

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