logica immobiliare
la soluzione a portata di mano

Country houses for Sale in Città della Pieve (PG) **5.000.000 €**
Ref: CA627U

Size: 1800 sqm
Field: 95 ha
Rooms: 30
Bedrooms: 15
Bathrooms: 15
Swimming pool: privata
Energy class: NA

Situated on the border between Umbria and Tuscany, in a breathtaking landscape, this captivating estate consists of a main farmhouse and three additional buildings in a state of ruin, with a total surface area of approximately 1,800 square metres, a swimming pool, and over 95 hectares of land. Set in a dominant position, with enchanting views over the surrounding countryside, the property offers a magical atmosphere, immersed in unspoilt nature. The main farmhouse is arranged over three floors, in addition to a mezzanine level, for a total area of approximately 800 square metres. Designed as a hospitality structure, the building features on the ground floor a reception area, two lounges, a kitchen, two dining rooms, and three bathrooms. The first floor hosts eight bedrooms of varying sizes, each with a private bathroom. On the second floor there are two more bedrooms, each with a bathroom and kitchenette, while the third floor includes two additional bedrooms with en-suite bathrooms and one room with a mezzanine level. Finally, in the basement, there is a large storage area. Outside, near the farmhouse, there is a swimming pool and two ruins, one of approximately 25 square metres and the other around 220 square metres. Further down the valley, among olive groves and various types of vegetation, there are two more ruins, one measuring approximately 600 square metres over two levels and the other around 120 square metres. A truly unique property with great potential, ideal for developing a charming hospitality business in direct contact with nature. The nearest services are about 3 km away, while San Casciano dei Bagni and the Val d'Orcia are just 15 km away, Città della Pieve is 17 km, Perugia 60 km, Siena 100 km, and Rome Fiumicino Airport is 180 km away.

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