

## Country houses for Sale in Città della Pieve (PG)

**790.000 €**

**Ref: CA359U**



**Size:** 430 sqm

**Field:** 1 ha

**Rooms:** 12,5

**Bedrooms:** 4

**Bathrooms:** 4

**Swimming pool:**

Privata

**Energy class:** F

**IPE:** 160

In Città della Pieve, there is a farmhouse which has been recently restored in a perfect symbiosis between ancient and modern. The original ancient materials of the farmhouses, such as the wonderful vaulted ceilings and the wooden beams, are kept in the dwelling without creating any contrast with its modernized rooms. As a result, together with a spacious and bright living room, which is the core of this property, there is a double sitting room having accesses to the garden, with a fireplace, and with vaulted ceiling, which were realized with antic bricks. Everything is completed by a kitchen with fireplace, a dining room, and a big bathroom. It is possible to have access to the first floor either using internal staircases or the original external ones. The space is structured into a big passageway leading to a loft, 3 double bedrooms, 2 bathrooms, and a sitting room that can be used as a further room. Inside the property, there is an outbuilding in fair-face stone, of about 50 square metres. The property is surrounded by 1 hectare of field having a well-kept garden, which is decorated with ornamental plants, and an English-style lawn that surrounds the farmhouse. Leaving the building, the field gives space to a swimming pool, located in the sunniest area of entire property, where it is possible to enjoy a panoramic view of the surrounding hills. The swimming pool with Roman staircases, is realized in Travertine bricks, and represents another place of relax offered by the farmhouse. This is a total immersion in the nature, allowing to enjoy this place as a moment to have a break from the frantic life of the city. The other part of the field has been intentionally divided, in order to leave space for an olive grove of 30 trees. Inside the property, there is a carport roof and an ancient oven, that was restored in fair-faced stone and wooden beams. The property, located on the boundary between Tuscany and Umbria, is in a comfortable position. It isn't isolated, but, at the same time, it



respects the privacy of its inhabitants. Rome is 155 km away, Florence 130 km, Perugia 43 km and Siena 90 km.











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