



logica immobiliare  
la soluzione a portata di mano

## Farms for Sale in Ficulle (TR)

1.300.000 €

Ref: TAZ50U



**Size:** 655 sqm

**Field:** 8 ha

**Rooms:** 22

**Bedrooms:** 9

**Bathrooms:** 11

**Swimming pool:**

Privata

**Energy class:** D

**IPE:** 125

In the heart of Umbria, in a hilly and panoramic position and in the immediate vicinity of the village of Ficulle, a farm consisting of a newly built farmhouse of about 655sqm, a swimming pool with waterfall, three sheds of about 1000sqm and about eight hectares of land with olive groves and arable land. The farmhouse, built in 2018, is used as an accommodation facility, it has three levels and on the ground floor is composed by an entrance hall with canopy, a reception area, a dining room, a biomass fireplace, a multipurpose room with a small storage room, a bar and TV room, a fully equipped industrial kitchen, a pantry, two bathrooms, a bedroom with en suite bathroom, four studio apartments with en suite bathrooms and separate entrances, a spa with Turkish bath, sauna, shower and toilet. On the first floor there are three bedrooms with en suite bathrooms, and on the second floor there is a bedroom with en suite bathroom. Outside there is a paved fiberglass swimming pool with stone waterfall, a technical room complete with water purifier, a laundry room with drying room, a wardrobe room, a room for storing chairs and umbrellas, as well as an equipped area with barbecue. The property has a photovoltaic system of 5kw with fan coil, water from the aqueduct with a water tank of about 700lt, a camera system. There is the possibility to realize 2 more separate apartments. The property includes three sheds serving the company, an artificial lake with pumping room, and eight hectares of land, with about 850 olive trees, fruit trees, and about 5 hectares of arable land. There is a further possibility to purchase 24 ha of land. Is also assesses the possibility of an exchange. Orvieto is about 24 km away, Perugia 57 km, Rome Fiumicino airport 165 km.















*LOGICA IMMOBILIARE S.R.L.*

*Viale G. Baccelli, 26 - 53042 Chianciano Terme (SI)*

*P.IVA: 01257190528*

*Tel: +39 0578 60581 / Fax: +39 0578 654426 / Email: [info@logicaimmobiliare.com](mailto:info@logicaimmobiliare.com)*