

# Turn-key Tuscan Country house with pool



# Information de l'agent

Nom: M Hunt Nom de compagnie: Pays: Experience since: Type de service: Specialties: Property Type: Téléphone: Languages: Site web:

## Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 885.52

### Location

Soumis: Description: THE FARMHOUSE EXTENDS ON TWO FLOORS AND IS COMPRISED OF:

The ground floor

• 1 entrance hallway

• 3 area space large living room with fireplace, large dining room and entertainment area, with door to the north and door to the east patio area

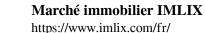
• 1 large kitchen with fitted and free standing units for ample storage and work surfaces, with gas cooker and wood range

- 2 bathrooms
- 1 large porch
- 1 large walk-in pantry with large free standing fridge and separate freezer

13/09/2025

- 1 discrete door to small apartment
- Small apartment
- 1 study/sitting room
- 1 bathroom with gas boiler for hot water and or gas heating for this floor
- 1 double bedroom
- Independent entrance to the south
- Wood Central heating system

The first floor



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- 6 bedrooms with bathrooms
- 1 terrace of 4 sqm
- 1 breakfast room, could be reconverted to a double bedroom with permission

• retractable ladder for access to the attic which runs the length of the building containing upper gas boiler for heating and water for this level .

• 1 independent entrance on the west side of the property

### Outside area

- 5x10 m Swimming pool with large terracotta tiled lounging area
- Mature terraced grounds with 8 olive trees
- Vegetable garden and fruit orchard
- 2 paved patios
- BBQ and covered dining areas

### Description

Immersed in one of the most exclusive and green areas of Umbria, the property is located between Città della Pieve in Umbria and Cetona in Tuscany, fairy tale medieval towns, known for art and history immersed in a generous and unspoiled countryside, with good communications to all of Italy by road and rail links.

The property with its swimming pool and land of 10,000 square metres (about 1 hectare) is a magnificent charm of a typical Umbrian-Tuscan stone farmhouse, with exposed stonework and is in perfect condition. Located centrally in the land on a hill between oak woodland, fruit trees, olive trees, walnut tree and with beautiful roses, lavender hedges, oleande

beautiful roses, lavender net	
Nouveau:	Non
Condition:	Very Good
Année:	1874
Renovated:	2016
Tenanted:	Non
Commun	
Chambres:	8
Salle de bains:	7
1/2 baths:	2
Pied carré fini:	$435 \text{ m}^2$
Dimesions du lot:	$10000 \text{ m}^2$
Floor Number:	2
<b>Room details</b>	
Total rooms:	12
Rooms:	Breakfast nook, Master bath, Pantry, Dining room,
	Family room
Appliances:	Dishwasher, Freezer, Microwave, Range / Oven,
	Refrigerator, Washer



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Indoor Features:	Attic, Fireplace, Wired, Ceiling fans, Double pane/storm windows
Floor Covering:	Tile
Basement:	None
Utility details	
Heating:	Oui
Heating Type:	Other
Heating Fuel:	Gas, Wood / Pellet
Energy efficiency	
Energy Consumption:	D
<b>Building details</b>	
Parking:	Oui
Number of Off Road Parking:	16
Total Number of Parking	16
Spaces:	
Exterior:	Stone
Outdoor Amenities:	Pool, Barbecue area, Deck, Garden, Lawn
Nombre de pieds carrés:	2
Roof:	Tile
View:	Mountain, Park
Orientation:	S
Rental details	
Furnished:	Oui
Pets Allowed:	Oui
Pet Species Allowed:	Cats OK, Small Dogs OK
Laundry:	Shared
<b>Lease terms</b> Date Available:	

### **Contact information**

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