

# 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 855,492.37

## Location

Soumis: 15/01/2026

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
- 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

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#### 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, oleand

Nouveau:	Non
Condition:	Very Good
Année:	1874
Renovated:	2019
Tenanted:	Non

#### Commun

Chambres:	8
Salle de bains:	7
1/2 baths:	2
Pied carré fini:	435 m <sup>2</sup>
Dimesions du lot:	10000 m <sup>2</sup>
Floor Number:	2

#### Room details

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
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### **Building details**

Parking:	Oui
Number of Off Road Parking:	16
Total Number of Parking Spaces:	16
Building Amenities:	Storage
Exterior:	Brick, 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:	In Unit

### **Lease terms**

Date Available:	
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### **Information additionnelle**

Virtual tour URL:	<a href="https://www.youtube.com/watch?v=VxIVg8oSGZo">https://www.youtube.com/watch?v=VxIVg8oSGZo</a>
Lien URL du site web:	<a href="https://www.youtube.com/watch?v=00JQyl1x13U">https://www.youtube.com/watch?v=00JQyl1x13U</a>

### **Contact information**

Téléphone:	+39 (0578) 896-093
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