



## Podere Valsasso



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 3,467,756.12

### Elhelyezkedés

Ország:	Italy
Állam/Régió/Tartomány:	Umbria
Város:	Castiglione del Lago
Feladta:	2022. 04. 22.

### Leírás:

The prestigious Podere Valsasso is a large country house, consisting primarily of a 670 sqm main house. The house is made up of 2 levels. On the ground floor, you will find a large living room with a fireplace, a dining room, an equipped kitchen with a pantry, a hallway, a utility room, a study and a bathroom. On the same level, there is a technical room and a beautiful porch of 80 sqm. An elegant staircase leads to the second floor, consisting of a hallway, master bedroom with bathroom and wardrobe, 4 bedrooms with en-suite bathrooms, 2 other bedrooms, and another entrance hall corresponding to the ancient external staircase. Partially practicable attics of 335 square meters. Cellar of 30 square meters and a cave of 15 square meters, ideal for ageing wine. Outbuilding with a total of 195 sqm, where on the ground floor there is an independent apartment with a living/dining room, kitchen, hallway, 3 bedrooms and bathroom, as well as an external wood oven of 10 sqm. On the second floor, there is another bedroom with a bathroom and a panoramic terrace, which has its own independent entrance through the ancient external staircase. The second outbuilding is about 100 sqm, where on the ground floor you will find a living room with a kitchenette, 2 bedrooms and a bathroom. Large garage in the basement of 140 sqm and rooms side by side for warehouse use of 45 sqm. Externally, the property is surrounded by 5,400 sqm of land, characterised by the driveway, large paved areas, ornamental green areas, and a delightful private swimming pool covered in mosaic of 9 x 4.5 meters. Surrounding agricultural land of 11.3 hectares, partly cultivated with olive groves (1.8 hectares with 500 plants in production) and partly with woods (9.5 hectares).

The property is in perfect condition and is practically new, having undergone a complete restoration in 2019. Externally, the farmhouses have kept the traditional characteristics of the old Umbrian farms, unaltered. They consist of load-bearing masonry in kiln bricks, insulated roofs with mantle in Roman



tiles, and aluminium windows with double glazing. Internally, the main house has elegant parquet floors that manage to mix the rustic and modern style of this particular country house. The finishes of the bathrooms are of a high standard, as well as the handcrafted kitchen, characterised by beautiful Carrara marble tops. The interior lighting was also designed with particular care through the recessing of numerous light points on the false ceilings of the rooms. The two annexes are also excellently finished with quality materials. The entire property is perfectly restored and maintained both in its internal parts and in the external areas, and is therefore ready to be furnished and lived in.

The property is equipped with all utilities such as 40 kW electricity connection, water supply guaranteed by a private source with storage tank + possibility of connection to the public aqueduct (not far from the property) in addition to 2 ponds suitable for agricultural use, LPG gas heating system with 3 underground donuts, heating of the main house using hot/cold electric thermo-convectors and of the annexes employing radiators, alarm system, ADSL, TV/SAT. Domestic water purification/disposal system through 2 were IMOFF private. Electric gate, external lighting system and irrigation system.

Podere Valsasso is the ideal property for lovers of country residences in central Italy, who are looking for an important residence for use as a main residence or as a prestigious second home. The property, being large and equipped with every comfort and in absolute privacy while not isolated, would be well-suited to be included in the tourist rental circuits with the possibility of offering different rental solutions.

The farmhouse is located within a historic farm and hunting wildlife, on the border between Umbria and Tuscany. The property is located a few kilometres from Chiusi, Città della Pieve and Castiglione del Lago. Surrounded by woods, cultivated fields and olive groves with very suggestive views, the property can be reached after 3 km of perfectly maintained dirt road. The nearest village with services is 3 km away. The property is located halfway between Rome (150 km) and Florence (120 km), with the great advantage of being easily reachable by the A1 Florence-Rome motorway using the Chiusi-Chianciano Terme or Fabro exits, from which it is respectively 10 km and 20 km or by train using the nearby Chiusi-Chianciano Terme railway station.

The Great Estate group carries out a technical due diligence on each property acquired through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the client at the time of real interest in the property.

This property is in the name of a natural person (s) and the sale will be subject to registration tax according to the regulations in force (see purchase costs from the private individual).

Állapot: Reformed  
Built: 1800

## Gyakori

Telekméret: 118953 nm

## Building details

Outdoor Amenities: Pool

## Lease terms



Date Available:

## **További információ**

Weboldal URL:

[http://www.arkadia.com/KPMQ-T1260/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1260/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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