



## Boutique Storica



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 2,572,654.66

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Città della Pieve
Geplaatst:	22-11-2025
Omschrijving:	

Boutique Storica, recently renovated, includes two adjacent units of approximately 970 sqm. The farmhouse develops an area of approximately 456 sqm over 3 floors and is internally arranged as follows: ground floor reception entrance, dressing room and two bathrooms, hallway, three common rooms, a breakfast preparation room. On the first floor three bedrooms with ensuite bathroom, hallway and technical room, on the second floor three bedrooms with ensuite bathroom, a dressing room with ensuite bathroom. Former barn of approximately 429 sqm on two levels used as a restaurant, on the first floor below the street there is a driveway entrance, a warehouse, a storage room, a technological room, a kitchen, a pantry, a hallway, a cellar, a dressing room and a changing room, an employee bathroom, a sanitization room; on the ground floor a restaurant, a kitchen with washing area, a second entrance, an anteroom and disabled bathroom, a large terrace with a solar veranda used as a lounge. The property includes a beautiful garden/park with ornamental areas with corten vases and beautiful plants, a swimming pool area with salt system, land of approximately 1.5 hectares.

Beautifully renovated and equipped with all comforts, the property has the flavor of ancient homes where time seems to have stopped. The renovation, just completed, was carried out with quality materials. The floors are in terracotta handmade by the Masters of Cotto, the ceilings are all in original or recycled material with exposed terracotta bricks and ancient chestnut or oak planks, all the finishes are luxury and with attention to detail to recreate a rich, modern and relaxing environment in harmony with the atmosphere.

The property is served by all utilities such as connection to the public aqueduct, electricity, internet with satellite. The heating system is independent with new fan coil systems that are automatic when the



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temperature changes or automatically turn off if the windows are opened. Inside the property there is also a 5 cubic meter rainwater collection tank, and it is connected to gas.

This charming property is perfectly suited to continue the very well established and always full hospitality business, or as a luxury private residence to spend your holidays in one of the most beautiful areas of Umbria. A very attractive alternative could be to include the property in the luxury tourist rental circuits, thus being able to obtain optimal profitability.

1 km from the historic center, about 5 minutes from the Chiusi Chianciano train station, about 10 km from the A1 motorway from the Chiusi Chianciano Terme toll booth, about 15 minutes from the Fabro toll booth, about 150 km from Rome and Florence.

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

The property is registered to a company, and the advertised price includes the real estate assets, excludes the furniture and equipment present within the property, and the shares of the company.

Conditie: Reformed  
Gebouwd: 1800

### **Algemeen**

Lot Afmeting: 16000 m<sup>2</sup>

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T2383/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2383/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 8716



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