



## Traditional stone country house with pool and guesthouse - Piegaro, Umbria



### 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:	EUR 1,100,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Piegaro
Postcode:	06066
Geplaatst:	24-04-2026

### Omschrijving:

Breathtaking views estate, garden, equipped solarium area, guest house and high-end finishes for sale in Piegaro. Nestled in lush greenery and restored in full respect of local tradition, this property stands out for its exposed stone facades, brick finishes, and traditional terracotta roof tiles. Access is via a private driveway, ensuring complete privacy and seclusion. The outdoors are a true oasis of tranquility, meticulously maintained in every detail: from the manicured green lawn to the equipped pergola, perfect for al fresco dining, all the way to the stunning panoramic swimming pool with sundeck, overlooking the verdant valley below. The house spans 261 sq m (2,809 sq ft) arranged over three levels. On the ground floor, the living area opens with a spacious sitting room featuring herringbone terracotta flooring, enhanced by a sculpted stone fireplace. The eat-in kitchen, with a large central island, opens directly onto the outdoors through wide French doors that flood the room with natural light throughout the day. The dining room, integrated into the living area, is enhanced by wooden beam ceilings with terracotta tiles, lending warmth and authenticity to the space. The floor includes a guest toilette and two master bedrooms with ensuite, while the first floor, accessible via an elegant internal staircase with wrought-iron handrail or a charming external staircase with a panoramic loggia, features 3 bedrooms, all ensuite, decorated in soft pastel shades ranging from lilac to green and peach, all with picturesque views of the surrounding landscape. The bathrooms stand out for their sculpted marble and solid travertine washbasins, set on natural wood elements that accentuate their rustic yet refined character. The country house also features a large semi-basement level housing technical rooms with state-of-the-art systems, water tank, a laundry room, and multi-purpose spaces. A detached cottage completes the property, offering additional 1-bedroom accommodation. An authentic and secluded setting, immersed in the Umbrian countryside,



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without compromising on comfort or high-end finishes. Ideal as a primary residence, country retreat, or charming hospitality venue.

PROPERTY Ref: PIE3633

Location: Piegaro, Province: Perugia, Region: Umbria

Type: stone country house, total area of 261 sqm/2,809 sq ft plus guest annex, with an additional residual building capacity of 100 sqm/1,076 sq ft

Year of construction:

Year of restoration: 2008

Conditions: excellent

Land/Garden: 24,925 sqm/268,176 sq ft (approx. 2.5 hectares/6.2 acres) of land with manicured lawn and mature trees

Swimming pool: 12x6 m with Roman-style steps and paved sundeck

Utilities:

Fixed telephone network: available

Internet: available

Heating: independent gas heating with radiators, wood-burning fireplaces and air conditioning installed in every room

Water: mains city supply + artesian well for irrigation + rainwater collection cistern

Electricity: available

Water waste: Imhoff tank

Distance from services: 3.5 km/2.2 miles

Distance from main airports: Perugia 45 km/28 miles, Florence 165 km/103 miles, Fiumicino 190 km/118 mi

Gravel road: 900 m/0.6 miles

Layout:

## 1. Country House

Ground Floor: living room, open-plan kitchen connected to the dining room, 2 bedrooms including one master suite with bathtub, 2 en-suite bathrooms and 1 guest WC

First Floor: accessible via internal and external staircase, 3 double bedrooms, each with a private en-suite bathroom

Semi-Basement: accessible from external staircase, technical room with water softener, pressure system and heating plant, laundry area and storage room

## 2. Guest cottage: independent entrance, living room, kitchenette on the ground floor, 1 bedroom and 1 bathroom on the first floor



## Algemeen

Afgewerkte vierkante meter: 317 m<sup>2</sup>  
Lot Afmeting: 24925 m<sup>2</sup>

## Building details

Aantal verdiepingen: 3

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/SIFI-T1859/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SIFI-T1859/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 45077

