



Furnished 8 bed 7ensuit Country house with pool



Agent Info

Name: M Hunt
Company
Name:
Country:
Experience
since:
Service Type:
Specialties:
Property Type:
Phone:
Languages:
Website:

Listing details

Property for: Sale
Price: EUR 786,500

Location

Country: Italy
State/Region/Province: Umbria
City: Città della Pieve
Address: Loc San Bartolomeo, 24, Ponticelli, 06062, Città della Pieve. PG Umbria
ZIP code: 06062
Posted: May 20, 2022

Description:

This late 18 century Tuscan home is located between Citta della Pieve and Cetona bordering both Tuscany and Umbria in the “Green heart of Italy”.

Renovated in 2001 and further improvements in 2006 to create a B&B with 6 shower en-suite bedrooms on the 1st floor & kitchenette with external and internal stairs to the ground floor. There are 2 bedrooms and 1 bathroom, enormous sitting/ dining area with working fireplace, original oak beams, and brick arch features, separate kitchen, walk-in larder, utility & WC.

Certified mains wiring, mains water supply with 2000ltr reservoir & LPG gas central heating, keeping & a 10m x 5m in-ground swimming pool with large terracotta patio & water storage from gutters for irrigation.

Solid wooden double-glazing with integral fly-screens, internal wooden shutters, metal security grills on downstairs windows & wood-faced security doors, Wi-Fi, Biomass central heating and GPL water and heating. Externally a large wood store, storage shed, a pergola dining area, BBQ and wooden gazebo were also completed. The property has a D energy rating and is sold complete with furnishings, fittings and equipped to ensure the buyer can commence living/renting immediately.



The floor plans show the flexibility of the property to accommodate a large family, 2 separate family apartments or as a commercial undertaking. There is a large level area that can be utilised for additional parking, play area or vegetable garden with wonderful views of the mountain. Set centrally in almost 1 hectare (3acres) of terraced land, surrounded by oak woodland, privacy is assured and the well-established grounds provide flowers, fruit, olives & walnuts in season.

The floor plans show the flexibility of the property to accommodate a large family, 2 separate family apartments or as a commercial undertaking. There is a large level area that can be utilized for additional parking, play area or vegetable garden with wonderful views.

Offers Considered

New:	No
Condition:	Very Good
Built:	1778
Renovated:	2006
Tenanted:	No

Common

Bedrooms:	8
Bathrooms:	7
1/2 baths:	2
Finished sq. ft.:	435 sq m
Lot Size:	10000 sq m
Floor Number:	2

Room details

Rooms:	Master bath, Office, Pantry, Dining room
Appliances:	Dishwasher, Freezer, Microwave, Range / Oven, Refrigerator, Washer
Indoor Features:	Attic, Fireplace, Ceiling fans, Double pane/storm windows
Floor Covering:	Tile
Basement:	None

Utility details

Heating Type:	Other
Heating Fuel:	Gas, Wood / Pellet
Cooling Type:	None

Energy efficiency

Energy Consumption:	D
---------------------	---

Building details

Parking:	Yes
Number of Off Road Parking:	10



Number of Carports:	1
Total Number of Parking Spaces:	15
Exterior:	Brick, Stone, Wood
Outdoor Amenities:	Pool, Barbecue area, Garden
Number of Floors:	2
Roof:	Tile, Other
View:	Mountain
Orientation:	S

Rental details

Furnished:	Yes
Pets Allowed:	Yes
Pet Species Allowed:	Cats OK, Small Dogs OK, Large Dogs OK

Lease terms

Date Available:

Contact information

Phone:	+39 (0578) 289-093
IMLIX ID:	IX16.451

