



## Turn-key Tuscan 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: USD 843,306.52

### Location

Posted: May 15, 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

- 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

W

### 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

New:	No
Condition:	Very Good
Built:	1874
Renovated:	2019
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

Total rooms:	12
Rooms:	Breakfast nook, Master bath, Pantry, Dining room, Family room
Appliances:	Dishwasher, Freezer, Microwave, Range / Oven, Refrigerator, Washer
Indoor Features:	Attic, Fireplace, Wired, Ceiling fans, Double



Floor Covering: pane/storm windows  
Tile  
Basement: None

### Utility details

Heating: Yes  
Heating Type: Other  
Heating Fuel: Gas, Wood / Pellet

### Energy efficiency

Energy Consumption: D

### Building details

Parking: Yes  
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  
Number of Floors: 2  
Roof: Tile  
View: Mountain, Park  
Orientation: S

### Rental details

Furnished: Yes  
Pets Allowed: Yes  
Pet Species Allowed: Cats OK, Small Dogs OK  
Laundry: In Unit

### Lease terms

Date Available:

### Additional information

Virtual tour URL: <https://www.youtube.com/watch?v=VxIVg8oSGZo>  
Website URL: <https://www.youtube.com/watch?v=00JQy11x13U>

### Contact information

Phone: +39 (0578) 896-093  
IMLIX ID: IX7.273.943



IMLIX

**IMLIX Real Estate Marketplace**

<https://www.imlix.com/>

---

