



## Il Casale Della Musica

### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,399,558.84

### Localização

Country:	Itália
State/Region/Province:	Úmbria
Cidade:	Città della Pieve
Adicionado:	24/04/2024

#### Informação adicional:

Farmhouse with outbuilding and swimming pool not far from the village. A harmonious property immersed in the Umbrian countryside, on the border with Tuscany close to the historic village of Città della Pieve, in a panoramic and uncontaminated position. The farmhouse and its annexes (hobby room, attached garage and changing room storage, covered parking space and pool house) were renovated in 1995 and carefully maintained. The main house of over 400 sqm is striking for its brightness, large arched windows and spacious rooms. The farmhouse is composed as follows: on the ground floor we find a porch/veranda, entrance, 2 living rooms + fireplace, dining room, large eat-in kitchen and a bathroom. On the first floor, served by a comfortable staircase, there are 6 bedrooms, one with a small terrace and 5 bathrooms. In the beautiful garden, partly green and partly paved, the annex of over 40 commercial square metres, consisting of a large studio apartment, hobby room for a living room/study/bed and bathroom. To complete the property, a pool house as an addition, sheltered and comfortable relaxation area. There is also an annex with changing room and a 12x6 meter panoramic swimming pool with a beautiful terracotta solarium and summer kitchen. The property has large spaces with terraces, including one just outside the kitchen, with a barbecue and wood-burning oven that allow you to enjoy life and meals outdoors. There is also a garage-warehouse, covered parking space, oven and technical rooms. The panoramic view is wonderful and overlooks hills of olive trees, vineyards, woods and the profile of Tuscany on Mount Cetona in a south-west direction. The area immediately surrounding the houses is completely fenced and is accessed by an automatic gate. The property includes 4 hectares of land with olive grove (about 100 plants), lawn areas and wooded pasture. Fantastic panorama facing the sunset over the profile of Tuscany, where you can enjoy spectacular views and harmonious notes that will accompany you in a symphony of sounds and scents of the Pieve countryside. The property is sold with furniture and



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objects present which will be specified during the inspection.

Immediately habitable, no work required. Recently all the windows with insulated glass (double glazing) were changed, the large awning on the terrace was replaced (with a new one) and of lesser importance was the arrangement of the area near the house (garden) and the cleaning of the remaining land with restoration of the swimming pool and its installations.

All utilities are present. Municipal aqueduct and well. Heating with LPG boiler (propane) with radiators and convectors. The gas system and boiler were recently overhauled, in the kitchen there is a new refrigerator and an induction hob.

Excellent as a main residence for a large family but also as a second country home given the proximity to amenities and the art cities of Umbria and Tuscany.

The village of Città della Pieve with its amenities, shops and restaurants is 2.5 km away, the A1 motorway and railway 12.5 km, San Casciano dei Bagni (spa) 16 km, Lake Trasimeno 20 km, Orvieto and Perugia 40 km, Cortona 45 km, Todi 65 km, Siena 90 km, Tyrrhenian coast 107 km, Florence 130 km, Rome 140 km. Airports: Perugia 55 km, Florence 154 km, Rome: Ciampino 164 and Fiumicino with its airports are 179 km away.

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 customer at the time of a real interest in the property.

The property is registered in the name of a natural person.

Condição:	Reformed
Construído:	1800

## Comum

Tamanho do lote:	43793 m <sup>2</sup>
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Informação adicional

URL do site:	<a href="http://www.arkadia.com/KPMQ-T1800/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/KPMQ-T1800/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	8750
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