



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



## Villa Sale in Ficulle (TR) strada conventaccio 150

### Horse breeding farm, Umbria

**BARGAIN PRICE-** Purchase with relief of shares. **EXPENSES:** notary and stamps, automatic tractor takeover and extremely trustworthy employee who knows everything about the property, necessary presence to keep the pastures and olive trees in order. Exceptional agricultural estate with high quality facilities in Umbria, 19 km from Orvieto, with breathtaking panoramic views over the beautiful Orvieto plain. Spread over 25 hectares, with woods, pastures and olive groves located at the Montenibbio pass at about 800 metres above sea level

**CONSISTENCY:**

Main house with 200 sqm living room with fireplace, 26 sqm kitchen plus 26 sqm porch, 6 bedrooms, 5 bathrooms. Total sqm 520.

Secondary farmhouse for use by the farmer still employed.

5 independent cottages of 40 sqm each.

6x12 metre swimming pool

10 stables with adjoining infirmary and saddle room totalling 240 sqm.

Warehouse for wood and olive trees totalling 90 sqm.

Cave of 50 sqm finished in brick already used as a cellar not stacked.

Photovoltaic system of 20 kW

Also included are 3 agricultural tractors 2 of 90 hp 1 of 40 hp as well as a 1000 l tank

The purchase can be made by surveying the shares of the company with considerable tax savings and with automatic acquisition of the tractors, finding yourself with an extremely trustworthy person who knows everything about the property, also taking advantage of farm benefits such as contributions to keep pastures clean, agricultural fuel etc. The current owners are willing to leave an amount equal to the company's turnover with the notary as security.

#### INFORMATION

Ref.	Umbria 121
Type	Sale
Category	Villa
Price	1,300,000.00
Annual Expense	
Year	
Energetic Class	D 90 kWh/m <sup>2</sup> a

#### NUMBER

Rooms	20
Bedrooms	10
Bathrooms	8
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	1000
Garden	250000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

### FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
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Orientation North West South East Free Sides 4 Garden Private

Heating Independent

## ACCESSORIES

Fireplace

Photovoltaic system

Swimming pool

Data network

## IMAGES







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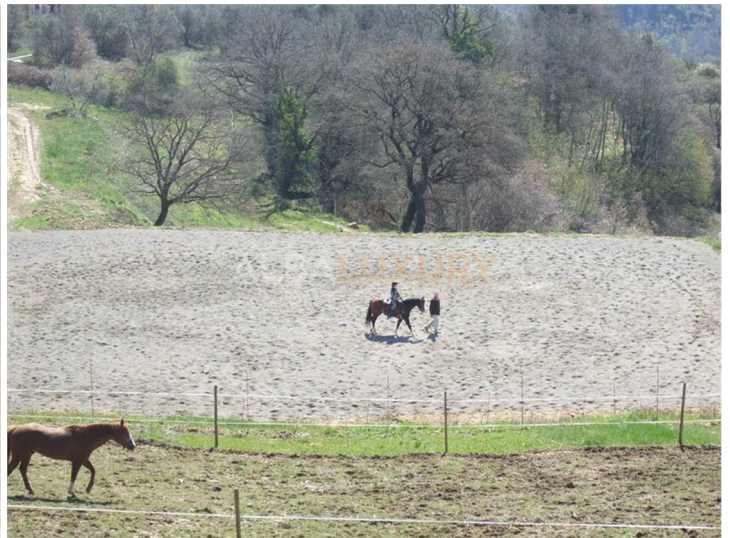
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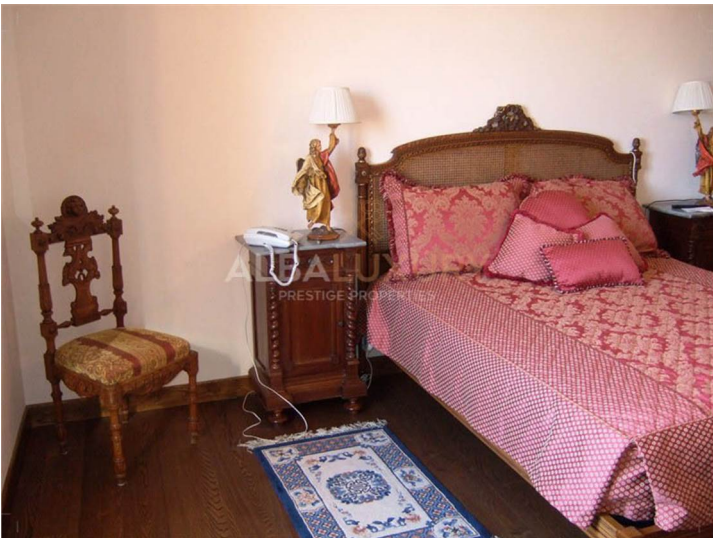
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