



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 Città della Pieve (PG) strada provinciale 1

### Charming property between Tuscany and Umbria

In the rolling hills between Umbria and Tuscany, a charming luxury property in the province of Perugia, skilfully restored and divided into 4 farmhouses, 9 hectares of land, swimming pool, restaurant and a polo field. Today the property is used for tourism but can also be used as a private residence. The total surface area of the 4 farmhouses is approx. 800 sqm divided into 9 flats divided between:

- Central farmhouse: with 3 renovated flats between the ground floor and the first floor of which a three-roomed flat of approx. 90 sqm with living room, open kitchen, study and two bedrooms (one double and one with two single beds) and two bathrooms - then on the first floor the two flats of approx. 50 sqm and 40 sqm with living room with fireplace, kitchenette, rooms and bathroom.
- The other 3 farmhouses: are each divided with two flats and are about 40 square metres per apartment with living room, kitchenette, bedroom and bathroom.
- Restaurant with 60/70 seats internally + a summer patio with about 80 seats
- There is a swimming pool, measuring 7x16 metres. It concludes with land of about 9 hectares complete with olive trees, woodland and arable land. The panoramic position, on the top of a hill, makes the property particularly evocative; from the windows the view is lost on the Umbrian and Tuscan hills. Lovers of unspoilt nature can delight in walks and hikes along paths through the woods, the natural habitat of birds and wild animals. Sports enthusiasts can enjoy mountain biking, trekking, fording streams. In less than 20 minutes, you can reach interesting historical centres in Umbria and Tuscany: Orvieto, San Casciano dei bagni, Cetona, Città della Pieve, Montepulciano. The villages of the nearby Val D'Orcia are also of historical interest, while for a relaxing holiday, we recommend the nearby spa resorts of Chianciano, S. Albino and Bagno Vignoni.

#### INFORMATION

Ref.	Umbria 021
Type	Sale
Category	Villa
Price	1,890,000.00
Annual Expense	
Year	
Energetic Class	G 160 kWh/m <sup>2</sup> a

#### NUMBER

Rooms	15
Bedrooms	15
Bathrooms	14
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	800
Garden	90000
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	Central	Heating Type	Boiler	Energy source	Gas

## ACCESSORIES

Swimming pool

Data network

Storage room

## IMAGES







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# ALBALUXURY

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PLANS ARE ONLY RELEASED ON REQUEST

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