



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



Villa Sale in Città della Pieve (PG) strada regionale 220 5

Charming villa in Val di Chiana

This beautiful property surrounded by a large park and a naturalistic estate of over 70 hectares with woods, olive groves and pastures is located

in the surroundings of Città della Pieve, the birthplace of the painter Vannucci, known as the Perugino. Here you can visit the Museo Civico-Diocesano with its works or stroll through the picturesque streets of the Borgo.

More precisely, we are in the Val di Chiana, in a strategic position on the border between Umbria and Tuscany.

The villa was built in 1812, there is no historical documentation, but from the rich architecture one can guess it was an important noble residence, with annexed estates for servants and farm labourers to cultivate the surrounding land.

At present, the property has been used as accommodation and boasts 12 rooms furnished with period furniture and refined decorations located between the main body of the period residence and the two annexes a short distance away.

Enhancing everything is a beautiful swimming pool with a whirlpool bath to offer moments of relaxation surrounded by the colours of nature.

The Val di Chiana, located in a strategic position on the border between Umbria and Tuscany, makes it possible to reach in a short time the unmissable tourist destinations in the area, for example the destinations of great cultural interest such as the cities of Todi, Gubbio, Spoleto, Orvieto, Perugia and the great events of Umbrian culture and tradition that are held throughout the region at various times of the year such as the Palio dei Terzieri and the Infiorata di Spello.

You can reach destinations of religious interest such as Assisi, nature itineraries for sports and fitness enthusiasts such as the Lake Trasimeno Park, or food and wine stops such as Montepulciano and Montalcino with their excellent wines, or events linked to culinary traditions such as Zafferiamo.

INFORMATION

Ref.	Umbria 006
Type	Sale
Category	Villa
Price	2,650,000.00
Annual Expense	
Year	1800
Energetic Class	D 87.45

NUMBER

Rooms	20
Bedrooms	15
Bathrooms	20
Balconies + Terraces	1
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1700
Garden	540000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Countryside
View	Garden View	Free Sides	4	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	LPG Heating	Hot Water	Independent
Cooling	Split	Fixtures	Wood	Doors	Discreet
Floors Living Room	Tile	Floors Bedrooms	Tile	Floors Kitchen	Tile

ACCESSORIES

Antitheft

Air conditioning

Separate entrance

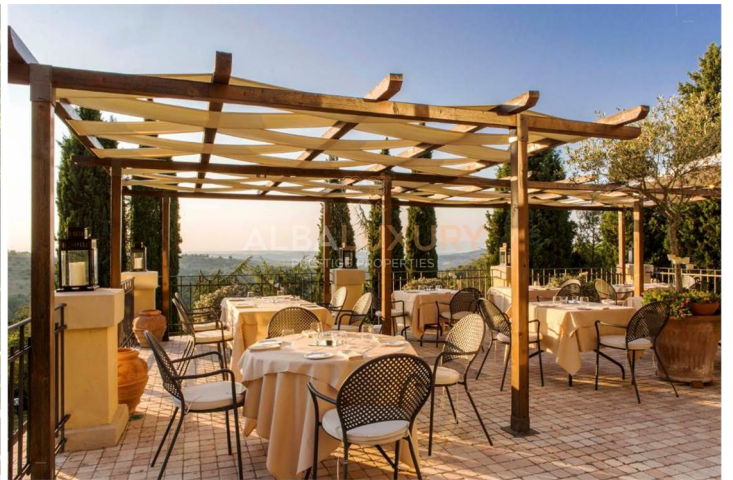
Swimming pool

IMAGES



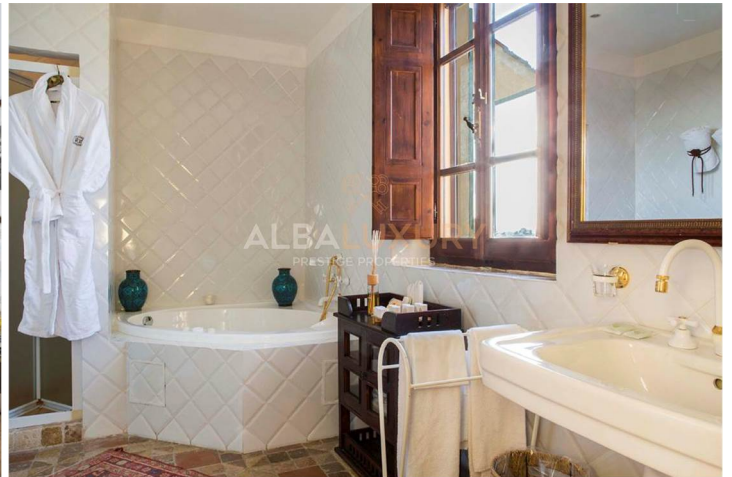


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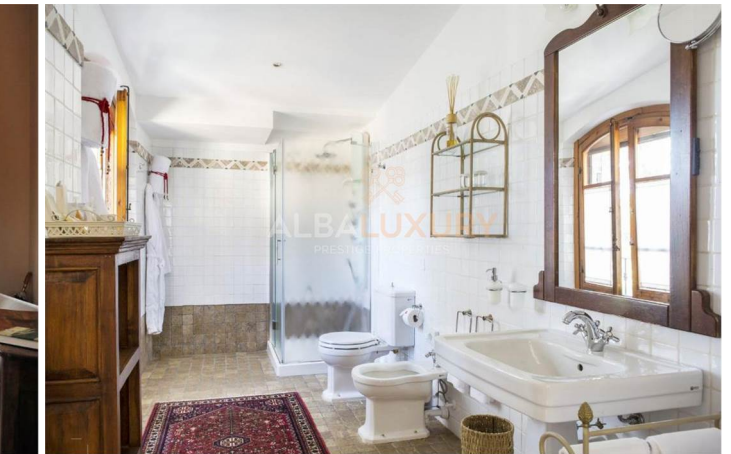


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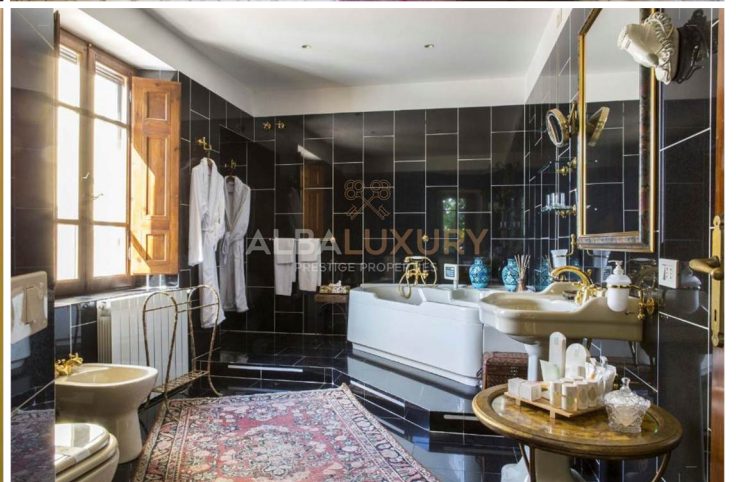


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PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
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