



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 Deruta (PG) strada esterna vicinale vincara 2

Charming Country House near Perugia

Fascinating Country House in Deruta, the city of artistic ceramics just a few steps from Perugia. The property comprises 3 farmhouses with a wonderful garden, swimming pool, a football pitch complete with night lighting and a five-a-side football pitch, volleyball court, 2 agricultural outbuildings and 122 ha of land.

The farmhouses externally present themselves for the most part with exposed brickwork. The interiors are particularly well cared for with old terracotta floors with ceilings with wooden floorboards and beams, original old wooden doors and overhead doors, the doors and windows are made of wood, the common part of the living room has arches with exposed bricks, and various details that make up the furnishings are antique; the window sills are with terracotta bricks. The roof is built with the classic tile. The property is habitable immediately and has all the main services. Electricity is supplied both for the accommodation part and for the agricultural part by two photovoltaic systems, the water supply for consumption by the owner.

Description of the structure:

the total surface area of the 3 farmhouses is approx. 1500sqm, composed as follows:

- two farmhouses on two floors
- a one-storey farmhouse with a fantastic terrace

Entering the courtyard on the right we find the first farmhouse on two floors, with a private entrance on the opposite side of the courtyard we find a restaurant dedicated to the external public complete with kitchen, bathrooms, staff changing room and storeroom.

Going up the external stairs of the farmhouse we find a spacious living room with a large fireplace, 4 bedrooms complete with private bathroom (2 triples, 2 doubles), on the head side of the farmhouse going up the stairs we find a small terrace that serves 2 two-roomed flats, each composed of an entrance, kitchenette and a sofa bed, double bedroom and bathroom. The central farmhouse, also on two levels, is composed on the first level of a flat with an entrance, kitchenette, sofa bed, double bedroom and bathroom, another flat with an entrance, kitchenette, sofa bed, double bedroom and bathroom, in the centre we find the reception, a communal lounge, a kitchen and a bathroom. Going up the internal stairs to the second floor on the right we find a flat complete with living room, kitchenette, 2 double bedrooms and a bathroom. On the left we enter a large living room with a large fireplace where halfway up we find a door leading to 2 double rooms with bathroom and 2 triple rooms with bathroom. The third house, on one level, has 4 two-room apartments each with living room and kitchenette, bathroom and double bedroom, 1 double bedroom with bathroom, a bar area with kitchen and bathrooms serving the pool. In the same block on the pool side and opposite are two large porches. Inside the garden of approx. 9,000sqm there is a fantastic 16x7m swimming pool and a green area used as a playground. The property is completed by a football pitch with lighting and changing rooms, a five-a-side football pitch and a volleyball court, 60 hectares of irrigated arable land, an irrigation pond, 1 hectare of greenhouses for floriculture and, lastly, 60 hectares of woodland on the hillside.



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INFORMATION

Ref.	Umbria 035
Type	Sale
Category	Villa
Price	5,200,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	30
Bedrooms	18
Bathrooms	18
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	1500
Garden	624000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent	Heating Type	Heat Pump	Type of heating system	Radiator heating

ACCESSORIES

Antitheft

Air conditioning

Electric gate

Photovoltaic system

Swimming pool

Data network

Storage room

IMAGES





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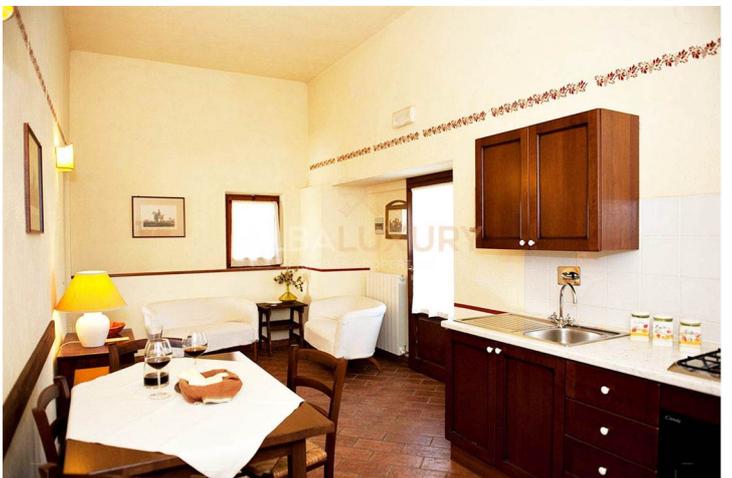


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For confidentiality reasons, plans are
only released on request

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