



Ref.: 10828 - Poanelli, Piegaro, Umbria

A handsome farmhouse with magnificent views to Panicale

€ 1,490,000

An imposing farmhouse of about 400 sq.m. that has recently been completely reconstructed using all the material recuperated from the original. The result is a magnificent stone house with a particularly attractive loggia and all the comforts one would expect in a luxurious home. The house is surrounded by a beautifully landscaped garden, large swimming pool, pool house, underground garage and 41.5 hectares of land ensuring stunning, unchanging and uninterrupted views to Panicale, most of the land is low maintenance woodland with the rest Olive groves and pasture.

Property type: Farmhouse

Floors: 2

Kitchen: 1

Property size: 400 sqm

Shared environments: 1 Reception room, Larder,
Laundry room

Outbuildings

Structural condition: Restored

Bedrooms: 5

Bathrooms: 5

Land: 41.5 ha (acres 102.55)

Rooms: 13,5

Area:

A surprisingly undiscovered little pocket of Umbria tucked away behind Piegaro, it is sparsely dotted with farmhouses and the general area is wooded and hilly though from the property there are sweeping views to the charming hilltop town of Panicale and beyond that to Cortona.

Land:

Most of the land is woodland, this brings in some income from thinning it out. There are also some old and more recently planted olives about 350 in total which produce top quality olive oil. The house and swimming pool are surrounded by a beautifully landscaped garden starting at the entrance gates and Oleander lined avenue and cascading down the terraces in a mixture of semi formal arrangements and magnificent clusters of roses and mediterranean plants interspersed with cypresses.

Outbuildings:

A large garage constructed under the pool, providing both storage and garaging for two cars.

Main Building:

A classic Umbrian farmhouse although with an unusually large Loggia running the length of one side of the building with a pretty arched portico below that makes an ideal shaded area for eating alfresco.

Ground Floor:

Kitchen/dining area; doors to the portico and the **terrace** overlooking the pool

Larder

Laundry room

Bedroom 1

Bathroom 1: Travertine tiled with bath and shower

Bedroom 2: with attached bathroom

First Floor:

Living room: two windows overlooking the pool, access to the **Loggia**, woodburning stove

Master bedroom 3: access to the loggia, walk in wardrobe, attached **bathroom 2 further bedrooms and bathrooms** (all bathrooms have a shower and bath)

Changing room and cloakroom

Storeroom for garden equipment

Covered **portico** with **Pizza oven**









Garage

Electricity: Mains

Heating: Oil

Garden 5000 sqm

Other Features: Air conditioning; Internet; Automatic Irrigation; Swimming Pool; Telephone; Other;

Cantina

Energy class: G (epgl 238,355 kWh/m*anno)

Water: Mains

Olives 350

Distances: Città della Pieve km 17, Orvieto km 50, Perugia km 35, Piegara km 4,5, Rome km 147

Important Notice:

These details are for guidance only. They are intended to give a fair description of the property and are prepared in good faith on the basis of available material at the time, however Tuscany Inside Out accepts no responsibility for their accuracy.

Any reference to alterations, or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. It is up to the purchaser to ascertain their accuracy.

All prices are set in Euro

Tax may be payable in addition to the purchase price of the property

All measurements and distances are approximate

For data protection all location maps show the nearest town