



Ref.: 10989 - Casale San Donnino, Citta della Pieve, Umbria

Immaculately restored 5 bedroom farmhouse with outbuildings and fabulous views close to Citta della Pieve

€ 980,000

Situated in a quiet area just 4 kms from Citta della Pieve with stunning views across to Tuscany and Monte Cetona, this 5 bedroom farmhouse has flexible accommodation with 3 separate suites allowing for use as a Bed & breakfast business or family holiday home. There are various outbuildings that could be transformed with the relevant permissions into further accommodation and the garden area is immaculately kept with a fabulous swimming pool, outdoor jacuzzi and sun terrace. The 2 hectares of land is mostly woodland and low maintenance whilst the rest of the land features 80 olive trees and permissions to replant the vines that once grew on the property.

Property type: Farmhouse
Date of restoration: 2011
Bedrooms: 5
Bathrooms: 3
Land: 2.5 ha (acres 6.18)

Structural condition: Restored
Floors: 3
Kitchen: 1
Property size: 270 sqm
Shared environments: Reception room, dining room, second dining room with pizza oven, cantina

Outbuildings: 157 sqm

Area:

Citta della Pieve is a well preserved, thriving Etruscan/Roman town with great bars, shops and restaurants. Access to the A1 autostrada is just 8km away at Fabro making travelling to Florence and Rome and their International airports very quick and simple. The increasingly popular airport of Perugia can be reached in an hour.

Land:

The sale includes 2 hectares of land, mostly made up of woodland which preserves the peaceful location and wonderful views. The forest is thinned every 20 years producing some income or a constant supply of wood therefore needs little maintenance. The remainder of the land is made up of fields and olives and a perfectly kept garden with colourful plants and shrubs. There is a swimming pool (8.5x3.5m), a fully heated professional jacuzzi pool with various massage jets and sun heated shower. There were once vines in one of the fields and new ones could be replanted if required.

Outbuildings:

Large annex: of 84 sq.m on 2 floors, currently used for storage

Ex Pig sty: 30 sq.m

Cantina: for wine producing with underground 'grotta' for wine storage

Wood oven with 'pizzeria' space for dining

Garage

Storage rooms

Pergola: of 46 sq.m can be rebuilt in a position close to the house

Accommodation:

Entrance to **Ground floor**, stairs to first floor ahead

Steps down to large Reception room with wooden beams and cotto floors, exits on both sides to both garden and annexes

Access to grotta below via trapdoor in floor

Stairs up to dining room with barrel vaulted ceiling

Cloakroom

Modern kitchen with handmade painted tiles on walls

Exit to annexes and pizza oven

Upstairs to;

First Floor:

Suite 1: Hallway with wood burner

Sitting room or bedroom 1 with ceiling fan, view over annex

Bedroom 2 with view to entrance driveway

Bathroom 1 with double sinks and corner shower

Suite 2: Walk through wardrobe room to bedroom 3 with white washed barrel vaulted ceiling, original cotto floors. View to garden

Bathroom 2 with white tiles and corner shower

Second floor:

Suite 3: Hallway with fabulous views over garden and woodland to Monte Cetona

Bedroom 4 with views to annexes

Bathroom 3 with large double jet shower, hand painted tiles and view over annexes to countryside

Sitting room or bedroom 5 with ceiling fan and views across woodland to Tuscany as before









Garage: 73 sqm

Electricity: Mains

Heating: Gas

Woodland

Other Features: Window grates; Internet; Automatic Irrigation; Jacuzzi; Swimming Pool; Telephone; Satellite TV; Flyscreens;

Cantina: 55 sqm

Energy class: A (epgl 37,42 kWh/m*anno)

Water: Mains

Olives 80

Distances: Città della Pieve km 5,5, Florence km 140, Perugia km 45, Rome km 140

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