



Ref.: 11049 - Il Poderetto, Parrano, Umbria

Historic farmhouse with 5 bedrooms, spa and gym on the border of Tuscany

€ 1,200,000

Listed as an historic building the original farmhouse dates from the 18th century and has been totally restored to maintain its original characteristics whilst providing every luxury imaginable for a holiday home. The main house provides 4 bedroom suites with a further guest suite in the independent cottage, separated from the main building by a medieval English rose garden. The rest of the garden is immaculate with a fantastic swimming pool and dining area and views stretching down the valley towards the castle of Carnaiola. The jewel in this property's crown is hidden below ground - a fully equipped gym, indoor jacuzzi and Turkish bath with further guest suite and office, a huge 4 car garage and further storage rooms. A great rental property or better yet, keep it all for yourself.

Property type: Farmhouse

Bedrooms: 4+2

Bathrooms: 4

Land: 2.42 ha (acres 5.98)

Outbuildings: 70 sqm

Structural condition: Restored

Kitchen: 2

Property size: 280 sqm

Shared environments: 2 reception rooms, dining room, breakfast room, pantry, library, cloakroom

Area:

The property is just a 900 m walk from the village of Parrano, with 2 grocery shops, a chemist and a post office and bank that open 4 days a week. Rome is 140 kms away providing regular international flights. The A1 autostrada is just 11 kms away and links easily to Orvieto, Perugia, Florence and Siena making this the ideal base for both Umbria and Tuscany.

Land:

There are approximately 2,50 hectares of land included in the sale, with around 50 olive trees and mature landscaped gardens surrounding the buildings. The swimming pool area has a covered pergola for dining with kitchen and bbq area and changing rooms below. The heated pool has a marble infinity edge and salt system.

Outbuildings:

Dependance - Large sitting room with fireplace, small kitchenette and bedroom with ensuite bathroom with rain shower.

Spa with jacuzzi pool and loungers, fully equipped professional gym, Turkish bath and shower room. Office and additional bedroom and bathroom

Garage for 4 cars, tool storage room and Laundry

Technical room below house, for solar panels and heating controls

Ex pig sties - volume could be recuperated with relevant permissions to create an additional annex if required

Accommodation:

Ground Floor: Entrance to hallway, exposed stone walls and beautiful old beams

Sitting room with fireplace and wooden floors

Formal dining room with stone fireplace and walls

Kitchen in original style with stone sink

Walk through room with second sink and

refrigerator

Breakfast room with corner fireplace

Pantry for food storage, pellet stove and irrigation controls

Library and cloakroom

Guest bedroom 1 with wooden floors and doors to garden and pool

Ensuite bathroom 1 with walk in shower and antique basin dating from 1900

Wooden stairs to **First floor:**

Small sitting room with large fireplace, exit to external arch and staircase leading to driveway and garden, cotto floors throughout

Bedroom 2, corner room with beautiful views

Bathroom 2 with French roll top bath, views to pool

Bedroom 3 with fireplace and sitting area

Ensuite bathroom 3 with walk in shower

Bedroom 4 with independent entrance from external stairs

Fitted storage and ensuite bathroom 4 with walk in shower









Garage: 140 sqm

Energy class: E (epgl 163,51 kWh/m*anno)

Water: Mains

Other Features: alarm; Air conditioning; Turkish Bath; Window grates; Internet; Automatic Irrigation; Jacuzzi; Gym; solar panels; Swimming Pool; Health Spa; Flyscreens;

Electricity: Mains

Heating: Pellet

Olives 50

Distances: Parrano km 0.9, Rome km 140, A1 Autostrada km 11, Fabro km 9

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