



## Ref.: 11066 - Polino Alto, Piegaro, Umbria

*4 Bedroom stone villa with beautiful garden and views to Piegaro, Panicale and Citta della Pieve*

€ 800,000

Polino Alto could be the perfect second home in Umbria, this stone villa newly constructed in 2006 has it all; great views to Piegaro, Panicale and Citta della Pieve, fabulous swimming pool area, 4 spacious bedrooms with panoramic terrace and all of the mod cons that make the house functional as well as beautiful. The property has solar panels for hot water and stylish wood burners for heating that keep the running costs low. Situated in a private yet not isolated position just 5kms from Piegaro and within easy reach of the famous medieval towns in Umbria and Tuscany.

Property type: Farmhouse

Floors: 2

Kitchen: 2

Property size: 280 sqm

Structural condition: new

Bedrooms: 4

Bathrooms: 5

Shared environments: 2 Reception rooms, dining room, study, laundry room, cantina, loggia

**Area:**

Piegara is becoming increasingly popular with foreigners for their second homes. The property is in an elevated position with open views across rolling hills and wonderful towns such as Citta della Pieve and Panicale nearby as well as being just a short distance from Perugia and its international airport.

**Land:**

The property includes around 0,7 hectare of immaculately maintained, mature gardens, accessed by electric gates. A sweeping drive leads to the carport with plenty of space for parking. Terraced land below the house has a vegetable garden and orchard with cherry, apple, and pear trees among others. The swimming pool 12 x 5 m. has very low maintenance thanks to the oxygen system and is situated above the house to make the most of the views.

**Outbuildings:**

**Garage** - Underneath the patio, space for two cars, water cistern and storage

**Cantina** - Large space under the house for utility room, freezers and oil/wine storage

**Accommodation:****Ground floor:**

Entrance to dining room and open kitchen with gas range and woodburning stove and cooker, doors to patio

Office or further guest room

Bathroom 1 with shower

Storage under stairs

Winter sitting room with wood burner, doors to dining terrace

Large reception room with beams and wood burner, exit to terrace

**First Floor:**

Ceiling fans in all bedrooms, built in storage in 3 bedrooms

Independent guest suite with access to garden

via external stairs, small kitchen, large bedroom (1) and bathroom (2) with large walk in shower  
Loggia and external stairs to garden

Bedroom (2) with ensuite bathroom (3) and bath

Bedroom (3) with access to terrace and ensuite bathroom (4) with large shower

Master bedroom (4) with exit to panoramic terrace

Master bathroom (5) with large shower









#### Garage

Electricity: Mains

Heating: Gas

**Other Features:** Outdoor lighting; Internet; Automatic Irrigation; solar panels; Swimming Pool; Telephone; Satellite TV; Flyscreens;

#### Cantina

Energy class: D (epgl 99,240 kWh/m\*anno)

Water: Mains

**Distances:** Città della Pieve km 13, Florence km 140, Perugia km 35, Piegara km 5, Rome km 150

#### 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