



Ref.: 11087 - Casa delle Rose, Citta della Pieve, Umbria

Large 7 ensuite Bedroom farmhouse with splendid views over the Umbrian and Tuscan countryside

€ 975,000

Ideal for a large family or Bed and Breakfast activity, this 7 bedroom, 7 bathroom property has large reception rooms with original features and versatile accommodation. A handsome stone building, constructed in the late 18th century, situated in a prominent hilltop position providing complete privacy. 360 degree views from the house, stretching from Monte Cetona in Tuscany to Citta della Pieve in Umbria; an ever-changing landscape of colour and light that will never fail to delight.

Property type: Farmhouse

Date of restoration: 2001

Bedrooms: 7

Bathrooms: 7

Land: 1 ha (acres 2.47)

Structural condition: Restored

Floors: 2

Kitchen: 2

Property size: 440 sqm

Shared environments: Reception rooms, pantry, utility room, cloakroom, technical room

Area:

Conveniently placed on the Umbria/Tuscan border it is the perfect location for airport access (the closest is Perugia, an hour by car), cultural cities and hilltop towns, not forgetting the thermal spas at San Casciano dei Bagni and every day amenities in nearby Ponticelli (walking distance) or Citta delle Pieve.

Land:

The sale includes approximately 1 hectare of land, with mature oaks and cypresses, a some olive and fruit trees such as apple, fig, apricot and plum. The highlight of the garden is the 10 x 5 m. swimming pool with ample space for relaxing and sunbathing while soaking up the beautiful views towards Tuscany. There are numerous outdoor seating areas to enjoy the sunshine and a covered pergola for dining.

Outbuildings:

There is the possibility of recuperating around 90 sq.m. of volume from annexes that were once on the property, that could create a pool house or outside storage given the relevant permits.

Wood store and Shed

Accommodation:

Main entrance to **ground floor**, beams throughout

Utility/cloakroom

Large, walk in larder

Kitchen with newly fitted cupboards, wood burning stove for cooking and additional heating, gas cooker

Cloakroom 2

Reception room divided into three parts by wide arches recalling its origins as animal stables; dining room, sitting room with fireplace and further reception area

Door to **Bedroom suite 1**: Master bedroom and bathroom with roll top bath

Library

Technical room for wood burner, further exit

to garden and wood store

First floor:

Long corridor

Entrance from external staircase, loggia with view to Monte Cetona

Kitchen 2

6 further bedrooms and bathrooms with showers.

Attic space for storage and skylight for roof access









Electricity: Mains
Heating: Wood
Olives 8

Energy class: D (epgl 99,239 kWh/m*anno)
Water: Mains
Other Features: Window grates; Internet;
Swimming Pool; Telephone; Flyscreens;

Distances: Chiusi km 9, Città della Pieve km 7,
Fabro km 11, Piazze km 5, Ponticelli km 2,
Rome km 140, San Casciano dei Bagni km 12

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