



## Ref.: 11081 - Madonna degli Angeli, Città della Pieve, Umbria

*Characteristic farmhouse with olive grove to restore close to Città della Pieve*

€ 250,000

Traditional Farmhouse dating from the 16th century set in a peaceful and romantic position amongst the olive trees and close to the Madonna degli Angeli church, with views stretching across fields and woodland towards Monte Cetona and Tuscany. The church is only used once a year for the blessing of the local animals and provides a beautiful backdrop to the property. The sale includes an olive grove with around 50 trees and a private garden on the opposite side from the church where there is ample space for a pool. A project has already been designed for a 4 bedroom house with large open living spaces but the plans can easily be adapted to suit individual needs.

Property type: Farmhouse

Floors: 2

Bathrooms: 4

Land: 0.5 ha (acres 1.24)

Structural condition: to restore

Bedrooms: 4

Property size: 250 sqm

**Area:**

Situated in a private but not isolated position near Citta della Pieve, close to a quiet road that leads to a few private residences and eventually to the town itself. The current owner has already enquired about moving the road further away from the building to provide additional privacy if required.

**Land:**

The sale includes approximately half a hectare of land and an olive grove with around 50 olive trees. The garden area is to the rear of the property where you could create a pool area and external living space.

**Accommodation:**

The property could provide 4 bedrooms and bathrooms with large reception room and kitchen on the ground floor-

4 large rooms on the ground floor with arch details and 'mangiatoio' where the animals once ate

External annex to the rear that were once stables

Cantina semi underground

4 large rooms on the first floor that were once bedrooms and living rooms.







Electricity: Line to property

Water: Mains

Olive grove

Distances: Chiusi km 11, Città della Pieve km 2,  
Florence km 130, Rome km 145

Heating: No

Garden

Olives 50

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