

VILLA CIPRESSETO



Ref : UCR-006

Address : PASSIGNANO SUL TRASIMENO (PG) - UMBRIA

Price : € 950.000,00

GENERAL INFORMATIONS :

- Surface sq.m 340
- Floors 2
- Land sq.m 70000 (7Ha)
- Rooms 10
- Bedrooms 4
- Bathrooms 3
- Swimming Pool 6 x 12

ADDRESS:

Orientation: Front of the house exposed to south-east

DESCRIPTION:

UMBRIA I Passignano sul Trasimeno (Perugia): 338 sq. m farmhouse located on top of a hill with amazing view over the surrounding countryside for sale. The building, completely restored and arranged over 2 floors, comprises 4 bedrooms and 3 bathrooms, 6.8 ha of land and a swimming pool.

This 338 sq. m building, arranged over 2 floors and basement consists of:

Ground Floor, accessible by a large loggia. It includes the living area with a bright, wide sitting room with fireplace, kitchen, bathroom and laundry room.

First floor: it comprises the whole sleeping area with 2 bathrooms in total and 4 wide bedrooms, one of which has a panoramic balcony and en suite bathroom.

The refurbishments were completed in 2005, with attention to details and high quality materials, thus creating a perfect balance between modern comfort and the charm of tradition. In fact, it is an Energy Class B building, EPI (Energy Performance Index) 49.59 KWH/m²a.

It is also possible to renovate an outbuilding, through an extension or an annex.

The property includes 6.8 ha plot: 1 ha of parkland with a swimming pool, 3 ha of wood. The remaining part is grazing land.

DISTANCES:

The farmhouse is located 5 km from the nearest residential area, 12 km from Passignano sul Trasimeno, 20 km from Tuoro, 30 km from Perugia. It is possible to reach several Tuscan small towns like Montepulciano, Cortona and Castiglion Fiorentino in just 40 minutes by car.

The nearest airports are Perugia (30 km), Florence (140 km) and Rome (200 km).