



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## VILLA CON PISCINA



Ref: NV55

Umbria - Perugia - Massa Martana

PRICE: 820.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

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## GENERAL INFORMATION

Surface: 480.00 Mq

Bedrooms: 6

Bathrooms: 4

Swimming pool: Si

Terrain: 0.3 ha

This villa of about 480 m2 with outbuilding and an annex of about 50 m2 is located in hill, near the characteristic village of Montecastrilli, easily reachable from Rome (approx an hour) and enjoys a splendid view over the countryside.

The land is 3000 m2 with swimming pool, with about 30 olive trees and fruit trees.

A few meters from the villa there is an annex of about 40 m2 to be rebuilt.

The villa was formerly a late 19th century farmhouse and has been renovated with taste and elegance, maintaining the typical materials of the time, such as beams, terracotta tiles and terracotta floors.

The living area is characterized by a large and welcoming fireplace, which in the past was the hearth of the house, it is an open space in which the kitchen has been created, a large living room with dining area.

The French windows give direct access to the garden and swimming pool (6x13). The large windows of the veranda, where there is a wood stove, allow you to enjoy the beauty of nature even in winter.

The main villa is joined by an exposed stone annex via a closed porch with windows in which a billiard room has been created. Composition: Villa: Ground floor: large living room with fireplace and kitchen, dining room, porch, bedroom and large bathroom with shower and hydromassage tub.

First Floor: Hallway, with further fireplace, 1 room, 3 double bedrooms, 1 bathroom with shower and bathtub and 1 bathroom with shower.

DEPENDANCE: From the ground floor of the villa you can access, via a sitting room and the billiard room, the annex on one level, consisting of a large living room with fireplace, 1 single bedroom, 1 double bedroom, 1 bathroom with shower.

This outbuilding could be used as an independent dwelling.

The land is 3000 m2 with swimming pool, with around 30 olive trees that produce a very good virgin oil sufficient for the family's needs and fruit trees including plums, figs, pears and apricots.

A few meters from the villa there is an annex of approximately 40 m2 to be rebuilt.

Utilities: LPG heating, municipal water, well.

Distances: Montecastrilli - 3/4 kms, Avigliano Umbro - 10 kms; Acquasparta - about 10 kms; Todi - 25 km; Avigliano Umbro - 6,5 kms; Spoleto - 31,5 kms; Fiumicino Airport - 142 kms