



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

VILLA IN SAN CASCIANO DEI BAGNI



Ref: 111

Toscana - Siena - San Casciano dei Bagni

PRICE: 1.900.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 700.00 Mq
Bedrooms: 6
Bathrooms: 7
Swimming pool: No
Terrain: 0 ha

At the border between Umbria and Lazio, you will find this stunning agricultural estate for sale in San Casciano dei Bagni, boasting a breathtaking panoramic view and a refreshing swimming pool. San Casciano dei Bagni offers a unique blend of thermal springs, hospitality, art, horseback riding, authentic cuisine, and high-quality wines. To reach the property, you will travel along a well-maintained dirt road. A beautiful portico welcomes you and leads to the main entrance nestled within the stone walls. Perched in a dominant position, this magnificent agricultural estate is surrounded by 25 hectares of cultivated land that has been farmed for over 10 years. The farmhouse for sale is in excellent condition, thanks to recent renovations. **INTERIORS:** The property spans a total area of 770 square meters, comprising the main residence (700 sqm) and a separate annex (70 sqm). The main villa features: 5 spacious bedrooms (30 sqm) with en-suite bathrooms a reading room (50 sqm) a large living room (100 sqm) with a grand fireplace a guest bathroom and a storage room a kitchen (25 sqm) A few steps away from the main building, you'll find the annex, which includes a double bedroom, a kitchen, a dining room, a storage room with a washing machine, and a bathroom. Every room offers breathtaking panoramic views of the surrounding landscape. The interior finishes are of excellent quality, adding a unique charm to the farmhouse. **EXTERIOR:** Outside, you'll discover a splendid swimming pool with panoramic views of the surrounding countryside. The agricultural estate encompasses 25 hectares of land used for cultivation, olive groves, and woodland. For over 10 years, it has been producing extra virgin olive oil, saffron, and honey. **DISTANCES:** Distance to amenities: 400 meters Dirt road: to be defined Distance to major airports: 76 km to Perugia, 164 km to Florence, 194 km to Rome Distance to key cities: 11 km to Radicofani, 24 km to Piancastagnaio, 29 km to Fabriano **UTILITIES:** Telephone network available Wi-Fi available Heating connected Water connected to the municipal supply Electricity available **POTENTIAL:** This extraordinary property, due to its location, ample space, and agricultural production, is suitable for use as an agricultural estate with an agriturismo, a luxurious private villa, a high-end hotel, or a hospitality venue. It offers abundant opportunities for commercial use and development.