



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

ROSA DEI VENTI - CASALE IN PIETRA CON PISCINA E RISTORANTE



Ref: NV943

Umbria - Perugia - Marsciano

PRICE: 650.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

www.umbriarealestate.com - info@umbriarealestate.com

GENERAL INFORMATION

Surface: 500.00 Mq
Bedrooms: 6
Bathrooms: 8
Swimming pool: Si
Terrain: 0.12 ha

Situated in a beautiful panoramic position, between Perugia and Todi, on the edge of a characteristic hilltop village, farmhouse renovated in 2003/2004 of about 500 square meters divided into 3 floors, with land of about 1200 square meters.

The farmhouse is currently used for tourist-receptive purposes, with catering (with excellent local cuisine, with typical Umbrian foods) but could also be used only for residential purposes.

It has 4 apartments and a fifth apartment could be created, dining room, guest bathroom, service bathroom, kitchen, 1 warehouse with external exit, a passageway.

Ground Floor

Dining room and a large room to be converted into an apartment or always used for catering purposes.

External porch and pool area.

First Floor: 2 two-room apartments with 2 bedrooms, 2 bathrooms and living room, each with independent entrance and heating.

Basement: 2 apartments with 1 bedroom and bathroom and living room with kitchenette.

1 bedroom and bathroom with independent access, with small room and kitchen connection, it could be used as an apartment or as a changing room for the pool.

Service bathroom for use of the pool.

A room in which it is possible to create a billiard room, dining room with the possibility of using it as a wine cellar, laundry room, stairs to access the first floor.

The swimming pool (12x5) was built about 10/12 years ago and has a depth of 1.40 meters.

Utilities: LPG, municipal water.

SEATING PLACES: currently 30 inside and 30 outside.

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The farmhouse could also be used without catering by creating additional beds and using it for tourist-receptive purposes.