



COLDWELL BANKER

V&G IMMOBILIARE

V&G Immobiliare
Via Flaminia, 2 - 06049 Spoleto (PG)
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Rustic/Farmhouse/Court for sale in Sellano Postignano € 335.000 Ref. CBI057-315-30187



500 sq.m. | Bathrooms: 6 | Bedrooms: 4 | Rooms: 16

Immersed in the enchanting scenery at the foot of the majestic Postignano castle, we offer a unique opportunity: a large, completely renovated farmhouse, surrounded by suggestive land of approximately one hectare.

The farmhouse, distributed on two levels, welcomes visitors with an entrance porch that reveals the large internal space. On the ground floor, two mirrored areas, each over 100 m², are presented with elegant details. An imposing stairwell divides them, leading to the upper floor. Each area offers a welcoming tavern, a well-kept cellar, a practical laundry room and a bathroom, all enriched by fine floors, modern systems and a large garage with double doors.

The first floor, accessible both internally and externally, houses two apartments of over 100 m² each. Refined and symmetrical, they are separated by a central compartment. Each apartment boasts a bright living room with fireplace, a kitchen with a panoramic balcony, two welcoming bedrooms, two impeccable bathrooms, a practical storage room and a spacious attic.

The entire structure is practically new, with top quality finishes, two recently installed boilers and separate systems for the four areas. The double glazed and wooden window frames guarantee comfort and insulation, while the alarm system ensures the security of the property.

The elevated position offers a breathtaking panoramic view, while the surrounding land, covering approximately one hectare, includes a charming garden area. The possibility of purchasing additional land expands the opportunities for customizing and using this extraordinary property.

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Certification

Energy Class: G

Features

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| Property ID: CBI057-315-30187 | Contract: Sale |
| Categoria: Rustic/Farmhouse/Court | Address: Sellano |
| Municipality: Sellano | Zona: Postignano |
| Total sqm: 500 sq.m. | Bedrooms: 4 |
| Bathrooms: 6 | Rooms: 16 |
| Internal condition: Excellent | Floor: On two-levels |
| Total floors: 2 | Independent heating: Heating |
| Parking space: Carport | Date of construction: 2000 |
| Current Status: Available after the deed of sale | Balconies: Present |
| Terrace: Present | Garden: Private |
| Kitchen: Regular Kitchen | Garage: for four cars |





