



Rustic/Farmhouse/Court for sale in Ficulle

€ 650.000

Ref. CBI134-1917-34



520 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 10

PROPERTY DESCRIPTION

Immersed in the splendid Chiani Valley, a short distance from the beautiful city of Orvieto, we offer for sale this refined and welcoming country villa with swimming pool.

This structure with an ancient heart, in perfect harmony with the environment and the surrounding natural landscape, offers a welcoming and rustic atmosphere, a real oasis of peace and tranquility in a suggestive and regenerating setting.

Arranged on three levels, the farmhouse covers a total area of 450 square meters.

The sleeping area, arranged on the first floor, houses a large master bedroom with en-suit bathroom adorned with a beautiful wooden mezzanine, a second double bedroom, a single bedroom, a bathroom with tub and a large living room with fireplace.

Going up to the second floor, we are welcomed by a large and pleasant open space living area, characterized by kitchen, dining area, bathroom and a large and bright living room with fireplace.

The ground floor, in a rustic style and with exposed stone walls, offers a cozy atmosphere and an authentic living experience.

Best Properties



It looks like a real independent apartment, consisting of a large and characteristic kitchen with wood-burning oven and fireplace, living room, a large and cool dining room, double bedroom, bathroom and relaxation area.

STATE AND FINISHES

The villa is in excellent condition and finely restored. The refinement of the details and the attention to detail offer a precious and authentic family experience, a place where the passage of time is still today marked by the cycle of nature and the tolling of the bells. All the materials, such as the original stones, the exposed wooden beams and the handmade terracotta tiles come from craftsmanship, in compliance with the canons of the ancient Umbrian rural tradition.

THE ANNEX

The property boasts the presence of a spacious outbuilding of over 50 m², which offers an additional autonomous and independent living area and consists of a large living room with kitchen, bedroom, bathroom and cellar. Also enriched by an external portico where you can spend relaxing moments of tranquility in the most intimate and uncontaminated nature.

OUTDOOR SPACES

The farmhouse, surrounded by a well-kept park of about 5000 square meters, entirely planted with lawns with oaks and olive trees, offers a precious and increasingly sought-after slow life experience, which allows you to rediscover the pleasures of a simple and authentic life, slow and respecting nature.

THE POOL

A suggestive illuminated swimming pool enriches this property giving an element of freshness and well-being, perfect for relaxing moments during the hot summer days.

Equipped with an electrolytic disinfection system, it measures 12 x 6 meters and has a progressive depth up to 1.70 meters.

USE AND POTENTIALITY

This structure, equipped with three independent apartments, is perfect both as a first and second home, ideal as a country house or as a holiday home for family groups or friends.

Undoubtedly an environment away from any traditional tourist circuit, an escape in the countryside and for all those who like to relax, regenerating body and mind amidst fragrant flowers, green landscapes and breathtaking views.

POSITION

The Casale, located near Orvieto and almost exactly between Rome and Florence, is located in a convenient and strategic position for organizing excursions and itineraries to discover tourist resorts of notable interest in both Umbria and Tuscany, such as Perugia, Assisi, Cortona, Arezzo, Siena, Val d'Orcia, Gubbio, Lake Trasimeno, Todi, Deruta, Città della Pieve, San Casciano dei Bagni with its thermal waters from the Fonte Verde springs and the beautiful Lake Bolsena.

City

Fabro 8.6 km

· Parrano 10 km

· Monteleone di Orvieto 12.9 km

· Orvieto 18km

· Bagnoregio and Civita di Bagnoregio 36.6 km

Todi 52.5km

Perugia 55.6km

Viterbo 67.5km

Sea and Lakes

Corbara lake 32.8 km

· Lake Trasimeno 45.3 km

· Lake Bolsena 48.8 km

· Tyrrhenian Sea 109km

· Adriatic Sea 189km



Airports

- Perugia Airport 64.9 km
- Rome airport 159 km
- Florence airport 180km

Highway

- Fabro 9km
- Orvieto 20km

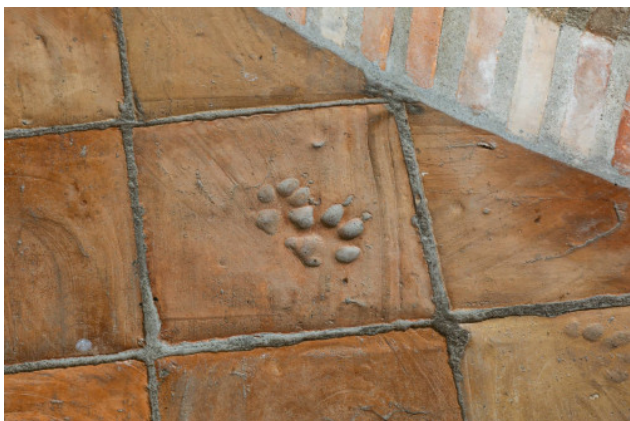
Certification

Energy Class: G

Features

Property ID: CBI134-1917-34	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: zona Rotanselve, 9
Zip Code: 5016	Municipality: Ficulle
Total sqm: 520 sq.m.	Bedrooms: 4
Bathrooms: 5	Rooms: 10
Internal condition: Restored	Floor: 2
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1900
Current Status: Available after the deed of sale	Garden: Private, 5.000 sq.m.
Kitchen: Regular Kitchen	











**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**



Best Properties

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