



Rustic/Farmhouse/Court for sale in Ficulle

€ 650.000

Ref. CBI160-2553-26



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

PROPERTY DESCRIPTION

A short distance from the city of Orvieto, immersed in the splendid Chiani Valley, we offer for sale this refined and welcoming country house 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 true oasis of peace and tranquility in a suggestive and regenerating setting.

Arranged on three levels, the farmhouse covers a total area of 400 m2 and has an annex of approximately 120 m2.

The sleeping area, located on the first floor, houses a large master bedroom with en-suite 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 a kitchen, dining area, bathroom and a large and bright living room with fireplace.

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



It presents itself as a real independent apartment, composed of a large and characteristic kitchen with wood-burning oven and fireplace, living room, a large and fresh dining room, double bedroom, bathroom and relaxation area.

STATE AND FINISHES

The villa is in excellent condition and finely renovated. The refinement of details and attention to detail give a precious, familiar and authentic experience, a place where the passage of time is still marked by the cycle of nature and the ringing of bells.

All the materials, such as the original stones, the exposed wooden beams and the handmade tiles come from artisanal processes, respecting the canons of the ancient Umbrian rural tradition.

THE DEPENDANCE

The property boasts the presence of a spacious annex of over 120 m2, which offers an additional autonomous and independent living area and consists of a large living room with kitchen, bedroom, bathroom and cellar. Furthermore, it is enriched by an external porch 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 approximately 5000 m2, 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, slow life and respecting nature.

THE POOL

A suggestive illuminated swimming pool enriches this property by 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 of up to 1.70 metres.

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 groups of family or friends.

Without a doubt an environment outside of any traditional tourist circuit, a countryside escape for all those who love to relax and regenerate body and mind among fragrant flowers, green landscapes and breathtaking views.

POSITION

The Casale, located near Orvieto and almost exactly between Rome and Florence, is in a convenient and strategic position for organizing excursions and itineraries to discover tourist locations 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 of the Fonte Verde springs and the beautiful Lake Bolsena.

City

- Fabro 8.6 km
- Parrano 10 km
- Monteleone di Orvieto 12.9 km
- Orvieto 18 km
- Bagnoregio and Civita di Bagnoregio 36.6 km
- Todi 52.5 km
- Perugia 55.6 km
- Viterbo 67.5 km

Sea and Lakes

- Lake Corbara 32.8 km
- Lake Trasimeno 45.3 km
- Lake Bolsena 48.8 km
- Tyrrhenian Sea 109 km
- Adriatic Sea 189 km



Airports

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

Highway

- Fabro 9 km
- Orvieto 20 km

Features

Property ID: CBI160-2553-26

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

Kitchen: Regular Kitchen







CB Best Properties

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



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