



## Casale new style



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,469,611.08

### Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Assise
Soumis:	19/07/2024

### Description:

The entirely fenced-in property consists of a main villa and an annex, both in exposed sandstone; built from scratch in 2011 from a pre-existing rural farmhouse, entirely in class A, they boast ventilated laminated roof, underfloor heating, travertine outside and inside. The outdoor park of almost 3,000 sqm includes multiple types of plants and a swimming pool of almost 100 sqm in travertine, with a beach area enriched with river stones and a solarium in a panoramic position. Land with olive trees of approximately 1.5 hectares. The main Villa, boasting a very modern interior design, the result of a sublime architectural work, and cutting-edge home automation, with the use of traditional materials such as wood, glass, sand-worked marble, travertine, presents on the ground floor a large living room with fireplace and French doors that make the front porch and the outdoor park enjoyable, a modern kitchen with fireplace and also expertly created with large windows to enjoy all the beauty of the garden and the brightness in convivial moments, two bathrooms, a study, a laundry. A peculiarity is the presence of an internal glass cloister set up as a garden, which makes the internal spaces even brighter. On the first floor, which is accessed by a staircase with a particular design with floor lights, there are three bedrooms, one of which is the master bedroom with bathroom and dressing room, another bathroom and a hallway; outside there is a wonderful panoramic terrace. Next to the main house is the annex, also arranged on two levels: on the ground floor, upon entering we find a living room with kitchen, a storage room and a bathroom. On the first floor there are two bedrooms and a bathroom.

Excellently renovated, with particular attention to the use of high quality materials.

The house is connected to all utilities: there is underfloor heating with two condensing boilers, solar



panels, water softener system, alarm and video surveillance system, air conditioning and home automation.

The property is perfect both as a first home, with the possibility of using the annex to host friends, and as a second home where you can spend unique moments of relaxation immersed in nature, but at the same time close to the most beautiful art sites in Umbria with the possibility of making part of the property profitable.

Located just 7 km from Assisi, 9 from Umbria's 'San Francesco' airport and 20 km from Perugia.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the customer at the time of a real interest in the property.

The property is registered in the name of a natural person and the sale is subject to registration tax respectively, 9% on the cadastral value of the property in the case of a second home, and 2% in the case of purchase with concessions for the first home.

Nouveau: Oui  
Année: 2011

## Commun

Dimesions du lot: 16600 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/KPMQ-T1893/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1893/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 8819

