



## L'Antica Pietra



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor: Koop

#### Locatie

Aanbevolen Auto Onderdelen: Italy  
Staat/Regio/Pronvincie: Umbria  
Plaats: San Venanzo  
Geplaatst: 29-07-2024

#### Omschrijving:

The property is located on a hill (480 meters above sea level) overlooking a beautiful and uncontaminated Umbrian valley, rich in woods and gentle ridges. Built near the ancient Etruscan road that connected Orvieto and Perugia to Tuscany, the property was renovated in the two-year period 2022 - 2023 maintaining the authenticity and rustic charm of the 17th century village. It is now divided into 4 comfortable independent apartments for a total of approximately 735 sqm, plus a 50 sqm terrace, a 10 sqm porch, a 37 sqm agricultural annex (formerly a small church), an 18 sqm garage and other technical rooms for a total of approximately 66 sqm. The main building is divided into 3 levels. On the ground floor: in the left wing there are 2 large lounges and technical rooms, while in the right wing we find an entrance, a dining room, a large kitchen, a bedroom with kitchenette, a bathroom and two other services. The first floor: the left wing is accessed via an external staircase and another staircase with a loggia - inside we find a large entrance/living room, 2 bedrooms and a bathroom. You enter the right wing via two entrances: the first from an external staircase with a loggia and the other from the beautiful terrace. Entering from the loggia, we find a kitchen, a bedroom and a bathroom; from another door of the loggia we enter another apartment consisting of 3 bedrooms, two bathrooms, a large dining room, a kitchen and a living room with beautiful doors that opens onto the terrace. On the second floor, accessible via an internal staircase that connects the first floor, we find 3 independent bedrooms and 3 bathrooms. The property is surrounded by a beautiful panoramic garden of approximately 9,400 sqm where there is a large 6x17 meter swimming pool with attached changing rooms to be finished renovating which can also be used for other purposes. Possibility to purchase an additional 9 hectares of land.

The property is in good condition, it has been completely renovated maintaining the authenticity and rustic charm of the 17th century village combined with more modern elements. You can choose the details and furnishing accessories, making everything in line with your dream home in the Italian



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countryside.

The property includes all utilities. The heating system is a heat pump and works in combination with photovoltaic panels in two brand new thermal power plants, one for each of the two buildings. The water is supplied from a source and purified.

An oasis of peace from where you can enjoy the beautiful Umbrian panorama. The property is suitable for a tourist-accommodation business, a venue for group courses or even for a large representative residence in which to spend splendid moments in all seasons of the year.

The farmhouse is located in the countryside, in a truly pleasant location, less than 12 km from San Venanzo. The dirt road is 2.5 km. A few minutes away we find the Scarzuola convent and the Monte Peglia Natural Park. Monteleone, Città della Pieve and Orvieto can be reached in just over half an hour and Montepulciano, Montalcino, Pienza and Siena are an hour and a half away. The closest airport is Perugia. Distances from: Fabriano (A1 motorway exit) at 29 km Orvieto A1 at 36 km Rome at 150 km Florence at 166 km.

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.

Gebouwd: 1650

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T1903/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1903/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 8778

