



## Beautiful stone-built country house



### Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Listing details

Property for:	Sale
Price:	EUR 390,000

### Location

Country:	Italy
State/Region/Province:	Latium
City:	Acquapendente
Posted:	Aug 17, 2023

### Description:

This charming 2-storey, stone built property is situated on the border of Tuscany, Umbria and Lazio, between San Casciano dei Bagni and Trevinano. It is nestled in a garden of approximately half a hectare and offers breathtaking views of the countryside and the Monte Rufeno nature reserve and Monte Amiata.

The porch, located off the living area, provides the perfect vantage point to admire the picturesque town of Trevinano as it is bathed in the warm hues of the setting sun in the evening.

The main house (approx. 400 sq.m.) has been divided into two units. The ground floor has been beautifully renovated, featuring underfloor heating beneath the terracotta tiles, a bespoke kitchen and double glazed windows. The first floor, which is accessed via a typical, external staircase has double glazed windows in place, but the rooms have been left unfinished, allowing you to personalize it according to your preferences.

The house has an integrated heating and hot water system which can be run off either a pellet stove, or a wood-burning thermal stove or the double solar panels. In the summer the solar panels supply ample hot water for the house. It has internet via Wireless ADSL which is very reliable.



The ground floor of the house is composed of:

A large, open plan, living space, running the entire length of the house, divided into a kitchen, dining area and lounge area with a lovely wood burning stove and doors onto a porch; 2 double bedrooms, a large room which was the original kitchen and a bathroom.

The first floor has been laid out to have:

A living area with predisposition for a kitchen and a wood burning stove, 3 double bedrooms with predisposition for their own bathrooms and one storage room.

Annexes

In the grounds there are 5 annexes:

- \* Stone-built garage (approx. 80 sq. m. renovated, one room set up as a workshop)
- \* Yellow annex (renovated)
- \* Pigsty
- \* Chicken coop
- \* Long Annex

Both the garage and the yellow annex have electricity. The garage is also plumbed in for water and wastewater.

There are two 11,000 litre water tanks which hold the drinking water which is presently delivered three times a year. Furthermore, there is a 14,000 litre tank currently used for irrigation and fed with rainwater from the roof of the house. All tanks can be conveniently filled from a pipe on the road. There is also predisposition for a rainwater purification system with pipes running from the 14,000 litre cistern to the yellow annex and a return pipe, already plumbed in to the house.

Garden

The garden contains a lovely wooden gazebo, looking across the countryside to Trevinano, and many fruit trees; pear, apricot, fig, cherry, apple, and pomegranate, along with nut trees; almond, walnut, hazelnut and sweet chestnut. There are also truffles to be found in the garden and many beautiful roses.

Features, details and amenities

- \* terracotta floor tiles
- \* exposed wooden beams
- \* underfloor heating
- \* large garden

- \* terracotta floor tiles



\* large garden

\* exposed wooden beams

\* underfloor heating

## **Common**

Bedrooms: 2

Bathrooms: 1

## **Utility details**

Heating: Yes

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX4.766.048

