



Podere la Croce



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 475,000

Location

Country: Italy
State/Region/Province: Umbria
City: Castiglione del Lago
Posted: Jul 01, 2024
Description:

A gem surrounded by greenery, this property is a perfect combination of tradition and modernity, divided into three apartments with unique characteristics that develop a gross living area of approximately 320 sqm. The first apartment of approximately 90 sqm presents itself as a welcoming studio apartment, perfect for those looking for an intimate refuge, equipped with all the essential comforts, this apartment is a welcoming nest, ideal for singles or couples. Despite its small size, the property is designed to maximize space and functionality, offering a comfortable and well-organized environment. Next to it we find an apartment which develops a gross living area of approximately 125 sqm located on the first and second floor and consists of two bedrooms, two bathrooms and a large living room with fireplace, divided over two floors, ideal for relaxing evenings or receptions with friends. A third apartment has a gross living area of approximately 110 sqm and is made up of three bedrooms and two bathrooms, perfect for families or groups. The generous size allows you to comfortably enjoy shared and private spaces. Ideal for hosting large families or for those who want more space for themselves. The spacious kitchen opens to a living room ideal for entertaining guests or relaxing as a family. The property is completed by the funds which develop a total surface area of approximately 180 sqm and rustic outbuildings including a warehouse and stables, currently in need of renovation, which cover a surface area of approximately 90 sqm offering incredible potential for those who wish to further personalize their home or create spaces for leisure or work activities. The property also includes a swimming pool measuring 12 x 6 meters surrounded by a furnished patio, where you can cool off on hot summer days and approximately 3,000 sqm of land embellished with olive trees that tell the history of the location. This property represents a unique opportunity to immerse yourself in the tranquility of the countryside, without sacrificing comfort and style.



The entire renovation was carried out in the early 2000's using all the most innovative techniques, the structure is in good condition. Externally the property has brick facades. Inside the property we find ceilings with beams and tiles and terracotta floors. The property has good exposure to sunlight and the brightness of the rooms is excellent.

The property is fully functional, has all the main services and is correctly connected to all utilities. All systems are up to standard and in perfect working order. The water supply is guaranteed by connection to the public aqueduct. The heating system is autonomous and powered by LPG.

The farmhouse portion is perfect for use as a main residence and holiday home. It is also suitable for inclusion in the tourist rental circuit, a sector in which the property has already started. It can also be unified so as to become a single spacious home.

The property is located in the municipality of Castiglione del Lago; distance from the main amenities is 2km. Distance from main airports: Perugia 35 km, Ancona 155 km, Florence 135 km, Rome 200 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(s) and the sale will be subject to registration tax according to current regulations (see private purchase costs).

Condition:	Reformed
Built:	1900

Common

Lot Size:	3000 sq m
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Additional information

Website URL:	http://www.arkadia.com/KPMQ-T1873/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	8777
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