



Casale il Sussurro



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: USD 1,207,365.42

Location

Country: Italy
State/Region/Province: Umbria
City: Monte Castello di Vibio
Posted: Jul 02, 2024

Description:

A white gravel road leads to the fully fenced property, with a cobblestone driveway ending in a convenient car park, giving way to the English lawn garden that surrounds the country house. The park is a terrace overlooking the landscape, thoughtfully enriched with flower beds and pergolas to make the most of the country house's strategic position. This ensures absolute privacy and a relaxing environment immersed in nature, yet it is not isolated, with the nearest towns reachable within 5 minutes. Lavender and roses fill the air with fragrance, especially near the pool area. Here, you'll find another pergola draped with climbing flowers and plants, and an outdoor lounge perfect for relaxation or evening gatherings. The 15x5 saltwater pool, built in 2020, can be heated. The attention to detail is immediately evident, making it a pleasure to explore every corner of the park and enjoy the magnificent views. The stone of the country house blends seamlessly with the surroundings, and inside, you can appreciate exposed stone details, terracotta floors, and a ceiling with beams and tiles on the upper floor. The master bedroom, straight out of a fairy tale, lives up to the property's name; it has a private exit outside, a fireplace, a walk-in wardrobe, and a large en-suite bathroom, making it a perfect retreat for the owners. The interiors are as meticulously cared for as the exteriors. The 374 sqm country house comprises a kitchen, dining room, living room, 4 bedrooms, and three bathrooms. Various French doors provide perfect connectivity between indoors and outdoors, making the pergolas a natural extension of the living space. An ample outdoor masonry oven is perfect for evening gatherings.

The property was renovated in 2010 and is ready to be occupied. High-quality materials were used, such as terracotta floors and ceilings with beams and tiles on the upper floor. The property is in excellent condition, with meticulous attention to detail both inside and out immediately catching the eye. The pool



was built in 2020. The roof is insulated.

All services are present and connected. Amenities include LPG, a well, a storage tank, fibre optic internet, air conditioning, a 6 kWh photovoltaic system with the potential to expand to 12 kWh, and the possibility to build a 90 sqm extension.

The location and layout of the property make it a perfect oasis for relaxation. This feature also makes it an excellent investment for the holiday rental market. Currently, the property already has an established brand in the market and is used for this purpose as well.

The property is located at the foot of Monte Castello di Vibio, reachable in 5 minutes. Todi is a 20-minute drive away, and Perugia in 30 minutes. Despite its easy access to services, the property enjoys absolute privacy. The E-45, one of Umbria's main arteries, is easily accessible, making it very convenient to reach Rome and the A1 motorway.

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.

Condition: Reformed
Built: 1850

Common

Lot Size: 7850 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/KPMQ-T1871/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 8762

