



“Il Biliardo” – Gualdo Cattaneo



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 274,401.23

Location

Country: Italy
State/Region/Province: Umbria
City: Gualdo Cattaneo
Posted: Aug 14, 2024

Description:

In the countryside, around the hills, with a wonderful view, detached house on 2 levels, consisting of:

GROUND FLOOR: double entrance with the possibility of using what best solution for appropriate as the main entrance, hallway, living room in which there is an open bookcase, and a lof actually used as a study, kitchen, bathroom, double bedroom, laundry, technical room and 2 double bedrooms both with en suite bathroom; Possibility to further extending the living room.

BASEMENT FLOOR: through two comfortable internal stairs, one from the living room and one other from the hallway/kitchen, you enter the basement where we find a spacious multifunctional living room and kitchen with fireplace, with direct access to the outside used as a garden.

The property, was complete renovated on 2008, and it is in excellent general condition, with terracotta floors, wooden window frames with double glazing and mosquito nets.

Services: mains electricity, and communal water, septic tank. Heating currently powered by biomass boiler (pits). Possibility of LPG tank. Photovoltaic system with a production capacity of 6 kwh.

Surrounding land of approx. 1.000 sqm. with about 100 olive trees in production and access from an automated gate.

The property is 2 km away from the historic center of the town of Gualdo Cattaneo, a little Medieval



town, where one can find all the first services, you need (bar, post office, restaurants, chemist, etc).

Gualdo Cattaneo is located centrally within the Umbria Valley many of it's most famous hill towns are nearby, including Bevagna & Montefalco (both 10 minutes drive), Trevi (15 minutes) and Spello, Todi and Spoleto (20 minutes). Many of these towns have cultural and summer festivals including the world renowned 'Festival Dei Due Mondi' in Spoleto in June and the 'Fuga del Bove' in Montefalco in August.

From Gualdo Cattaneo, the international airport at Perugia is 45 minutes' drive, the E45 route (at Ripabianca) is 25 minutes' drive & the A1 (at Orte) is 40 minutes' drive via Massa Martana.

Total driving time to Rome is 1 hour 40 minutes, making the house a suitable weekend home.

Common

Bathrooms: 3
Finished sq. ft.: 260 sq m

Room details

Total rooms: 7

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MSMH-T32/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: vu770

