



## Villa il Tramonto

### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 390,358.51

### Konum

Ülke:	Italy
Eyalet/Bölge/ Şehir:	Umbria
Şehir/İlçe:	Città della Pieve
Yayınlandı:	01.05.2024

### Açıklama:

Being located just a few steps from the centre, the property looks out over Tuscany. Built in 1990 in perfect condition, the property has an area of approx. 267 sqm on three levels and is internally arranged as follows: on the ground floor there is an entrance hall, a kitchen, a living room with stove, a guest bathroom, a bedroom and one more double bedroom. On the first floor we find an independent apartment with a double bedroom with bathroom, a living room with kitchenette. In the basement there is a tavern, a laundry room and a garage. The property is completed by a private land of about 700 square metres with fruit trees such as: 4 plum trees, 1 pomegranate tree, 1 apricot tree, 2 peach trees, 2 grape plants, 2 table grape plants, 2 olive trees. The property is completed by a beautiful terrace with raised porch, completely fenced and has an automatic gate.

The ground floor was completely renovated in 2009, with gres-tiled flooring in the living area, parquet flooring in the sleeping area. The first floor, recently renovated in 2024, has new systems, PVC flooring, air conditioning and hot air via Fancoil in addition to heating via radiators.

All services are present: natural gas heating, waterworks, connection to public pipeline. Methane heating boiler. Pellet stove in the living area on the first floor, wood-burning fireplace in the basement.

Perfect as a private residence or as an investment to set up the holiday rentals.

About 10 km from the train station and about 15 km from the Chiusi Chianciano and Fabro motorway exit. It is halfway between Rome (150km) and Florence (120) with the great advantage of being easily reached by the A1 (E35) Florence-Rome motorway.



# IMLIX

**IMLIX Gayrimenkul Pazarı**

<https://www.imlix.com/tr/>

The Great Estate group carries out, through the seller's technician, a technical due diligence on each property that allows us to know in detail the urban and cadastral situation. This due diligence may be requested by the client at the time of a real interest in the property.

The property is owned by private individuals and the purchase will be taxed according to the current laws.

Durum: Reformed

Yıl: 1989

## Genel Bilgiler

Arazi Büyüklüğü: 700 m2

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/KPMQ-T1808/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1808/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 8766

