Immobiliare Mare&Colline
Via Dante Alighieri, 13 - 63066 Grottammare (AP)
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Cottages and Farmhouses for sale in Panicale

€ 690.000

Ref. 162



300 sq.m. | Bathrooms:: 4 | Bedrooms:: 4 | Rooms: 14

UMBRIA - PANICALE (PG)), Farmhouse with an incredible 360-degree view, overlooking Lake Trasimeno for sale. This three-storey building, located in an elevated position (500 m) carefully refurbished, extends to about 300 sq m.
It was completely restored at the end of 2005 with high quality materials and respect for tradition, using for example cotto tile flooring and wooden beams. On the ground floor there is a corridor, from which there is a lounge, a doorway to an ancient wood oven still working, a dining area (with fire place) next to the kitchen with access to the outside porch.
Also on the ground floor is a laundry room and bathroom. An attached store/warehouse is accessible from the outside.
The first floor, accessible by both external and internal staircase, comprises 3 spacious bright bedrooms, 3 bathrooms and a large living room with a fireplace. A fourth bedroom, presently used as a study, is on the second floor, where you find a wonderful panoramic terrace with a 360-degree view over the surrounding countryside and the lake.
The swimming pool of 10x5 m is in a very scenic and secluded position. The building is surrounded by 3000 sq.m. of fenced parkland, with space for a tennis court. The remaining portion of the land, some 7000 sq.m. holds old olive trees.

CONDITION AND FINISHES

It was completely restored at the end of 2005 with high quality materials and respect for tradition, using for example cotto tile flooring and wooden beams.

LOCATION

The building is just 6 km (10 minutes) from the centre of Tavernelle and 15 km from Panicale, where you can also find an amazing 9-hole golf course. The farmhouse sits in a quite isolated position even though there are other habitations within 1 km. Many towns are easily reachable within 30 km, for example Castiglione del Lago (16 km), Città della Pieve (23 km), Cortona (30 km), Chiusi (30 km). Moreover, Chiusi toll highway entrance is quite near, so it is very easy to reach the main cities and consequently the main airports: Perugia (33 km), Florence (140 km), Rome (180 km).

Certification

Energy class: F

Features

Code:: 162	Type:: Sale
Categoria: Cottages and Farmhouses	Town:: Panicale
Total sq m:: 300 sq.m.	Bedrooms:: 4
Bathrooms:: 4	Rooms: 14
Condition: Excellent	Floor: 3
Total floors: 3	Heating: Autonomous
Parking place: Uncovered	Terrace: Available, 20 sq.m.
Garden: Private, 3.000 sq.m.	Distance from the sea:: 16.000 meter

















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