



TOSCA

Carefully restored and extended farmhouse maintained to high standards, with beautiful garden and fabulous panoramic views, only few steps away from Città della Pieve.

PRICE	EUR 1.400.000
SALES CATEGORY	ready to move in
DIMENSIONS	The main house has total footage of gross 363 sqm and the annex of gross 136 sqm. The surrounding private land measures approximately 6 hectares.
RENTAL POTENTIAL	
SLEEPS	8
BEDROOMS	4
BATHROOMS	3

LOCATION GPS: 42.940041,12.009566
Scan the picture below with a suitable smartphone or tablet computer:



INTRODUCTION

Tosca, not far from the well-sought Medieval town of Città della Pieve, is one of those properties to fully leave at ease. Not isolated, it enjoys a great view onto the town of Città della Pieve and a breathtaking view onto the valley of Valdichiana and further towards Tuscany.

The property has been fully restored around the year 2000 and has been maintained since then with utmost care.

The key word to capture its essence is cosiness, that leads to the perfect habitability in summer time as much as in winter, thanks to the warm materials, large fireplace, and perfect inner flows.

The covered pergola right outside the kitchen offers a gorgeous view on the countryside and thanks to its exposure, the best sunsets can be enjoyed.

LAYOUT

BEDROOMS

In total Tosca has 4 bedrooms: 3 double and 1 as a single. One bedroom is located on ground floor level, the other three are at first floor level.

BATHROOMS

In total there are three bathrooms, with large showers.

KITCHEN

Nice wide open kitchen area can be found at ground floor level with access through French window doors to go outside. The kitchen is directly connected with the living room.

LIVINGROOM

A living room with fireplace opening into a large dining room makes this space comfortable all year round. Adjacent you find a large library-music room with amazing view. Additional ground floor loft-living room, open directly to garden and pool.

OTHER ROOMS

On ground floor level are present a laundry room as well as a storage. Within the property also a 2 storey agricultural annex can be found, currently in use as a warehouse and garage.

FACILITIES

OUTSIDE

The land includes lawn and garden surrounding the entrance, main house and annex, where there are further olive groves and a small vineyard. The salt treated swimming pool measures 11m x 5m, including comfortable outside shower. Beautiful sun terrace including pergola with gorgeous view.

TECHNICAL

Well, water mains, gas via LPG tank, central heating, internet system and satellite dish are all present and functioning.

ENERGY

TBD

OTHER FEATURES

private pool, central heating

DIRECT ENVIRONMENT

Tosca lays at approximately 450m over sea level and



approximately 3 km from the town of Città della Pieve, where the last 900m is a well kept track of white road that leads down from the provincial road Città della Pieve-Perugia/Montelegone d'Orvieto; the white road is managed by a Condominium/Consorzio.

PROPERTY MANAGEMENT

NOTES

The current asking sales price refers to the property in its current state as described in this profile. All inside and outside furniture is for sale at any separate acceptable price offer.

SURROUNDING

TRAVEL

Nearest airports are Umbria International Airport Sant'Egidio near Perugia (53 km), Rome Fiumicino (185 km) and Ciampino (170 km) International Airports and Florence International Airport (155 km); nearest A1 Motorway exit is at Chiusi (14 km) for Florence and Rome; international train station of Chiusi (10 km) also hosts car rentals.

DISTANCES

The most important cities in Umbria and Tuscany with all facilities for shopping, culture and art are within reach: (wine in) Montepulciano (35 km), Castiglione del Lago (26 km), Cortona (45 km), Siena (94 km), Florence (132 km), Perugia (43 km), Gubbio (88 km), Todi (75 km), Orvieto (48 km), Spoleto (102 km), Montefalco / Bevagna (94 km), Deruta (58 km), Assisi (64 km) and of course Rome (170 km).

LEISURE & ACTIVITIES

Ideal for long walks directly from the property. Beach and water sport facilities at the nearby Lake Trasimeno (25 km). Golf courses are near Panicarola (16 km) at Golf Course Lamborghini (9 holes) and in Ellera Umbra (28 km) at Golf Club Perugia (18 holes).













