



CITTA DELLA PIEVE, UMBRIA



Casale Arco

Città della Pieve, Umbria

Outstanding, recently restored (2024) farmhouse with guest annex, tennis court and infinity pool

4 ensuite bedrooms - 2 bedroom guest annex - infinity swimming pool - tennis court with club house - fabulous cantina spaces

Total floor space Main house 550 sq.m. Cantina 70 sq.m. Guest annex 90 sq.m. **Land** 8 hectares (all measurements are approximate)

A rare opportunity to find an exceptionally and beautifully restored property with top quality materials and the highest design specifications completely turn key and ready to move in. Close to the lively town of Citta della Pieve the property has stunning views, landscaped gardens and olive groves and has the added bonus of a full size resin tennis court and 3 sided infinity pool that stretches out into the magnificent landscape.

With large open living spaces and 6 bedrooms in total this property is ideal for long summers and family gatherings with both Umbria and Tuscany to explore if you can tear yourself away from the house.

Accommodation:

Main house:

Ground floor: Spacious kitchen with utility room/pantry, huge dining room in the cantina, wine cantina, open living room with sitting area, TV area, study and games room.

First floor: Four large bedroom suites with ensuite bathrooms and exit via footbridge to the tennis court

Outbuildings:

Guest house/pool house

Large open space with kitchen, sitting room and cloakroom for pool on the ground floor
2 bedrooms with shared bathroom on first floor

Cantina

Original cantina spaces carved out of the rock, the first section is used as an outdoor dining room whilst the deeper section has been restored to maintain its original features,
Second smaller wine cantina or storage room



Area:

Just 3 kilometres from Città della Pieve, an authentic and lively town throughout the year, here you can find all shops, services and amenities as well as fabulous restaurants and bars. Medieval festivals throughout the summer months attract both locals and visitors whilst the famous saffron and olive oil from the area have put this area on the map. Ideal for exploring both Umbria, such as Lake Trasimeno, Perugia and Todi but also Tuscany as the border is just minutes away, towns such as Cetona, Montepulciano and the famous Val d'Orcia are just minutes from the property.

Services:

Underfloor heating with photovoltaic system -
2 accumulation batteries - GPL gas for cooking - electric car
charger - alarm - air-conditioning - - mains electricity - mains
water - video intercom and electric gates - external
illumination - automatic irrigation system - Wifi system

Distances:

Città della Pieve 3 kms - Cetona 9 kms - Chiusi 10 kms -
Perugia 45 kms - Florence 130 kms - Rome 150 kms

Asking Price: €5.450.000

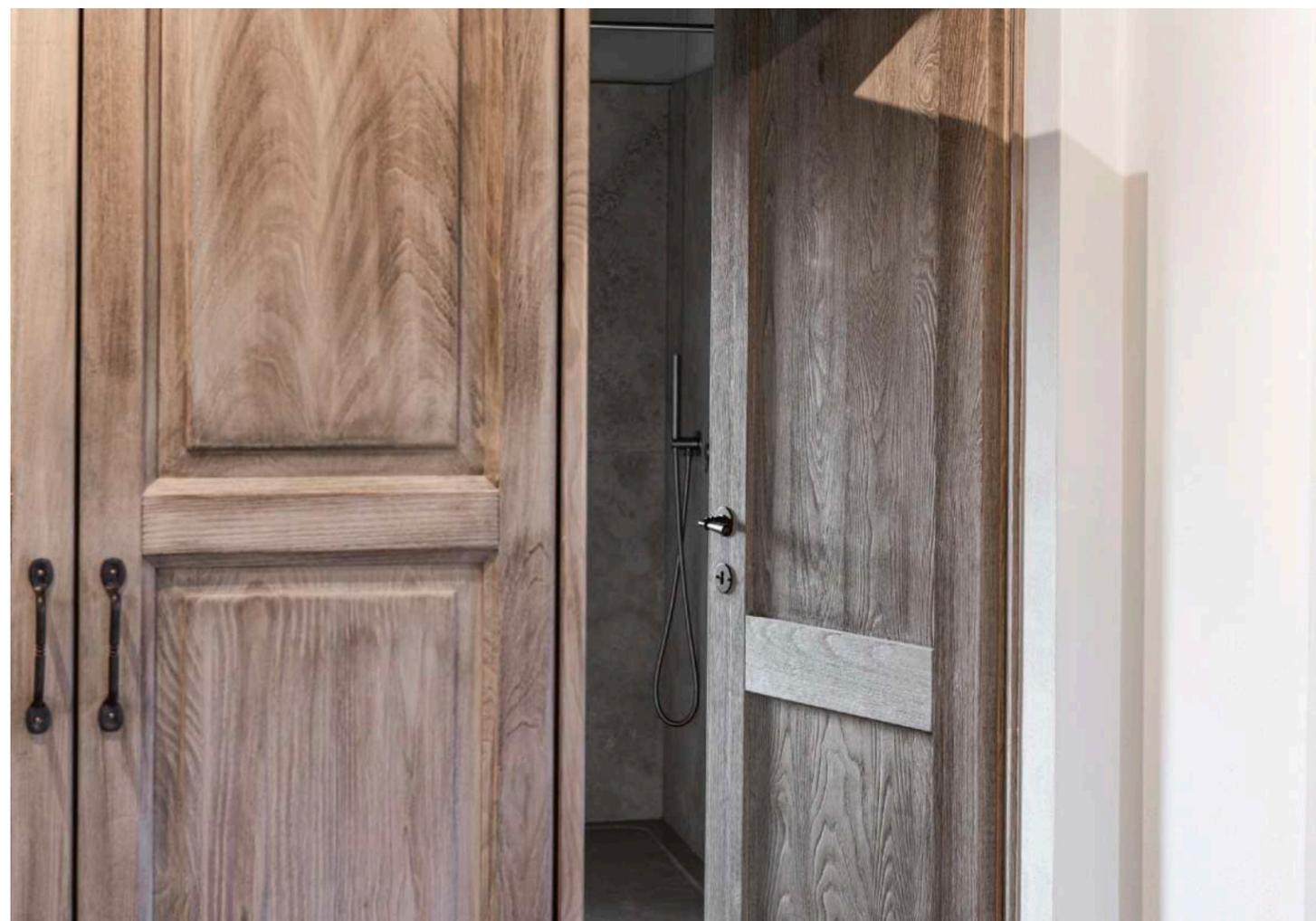
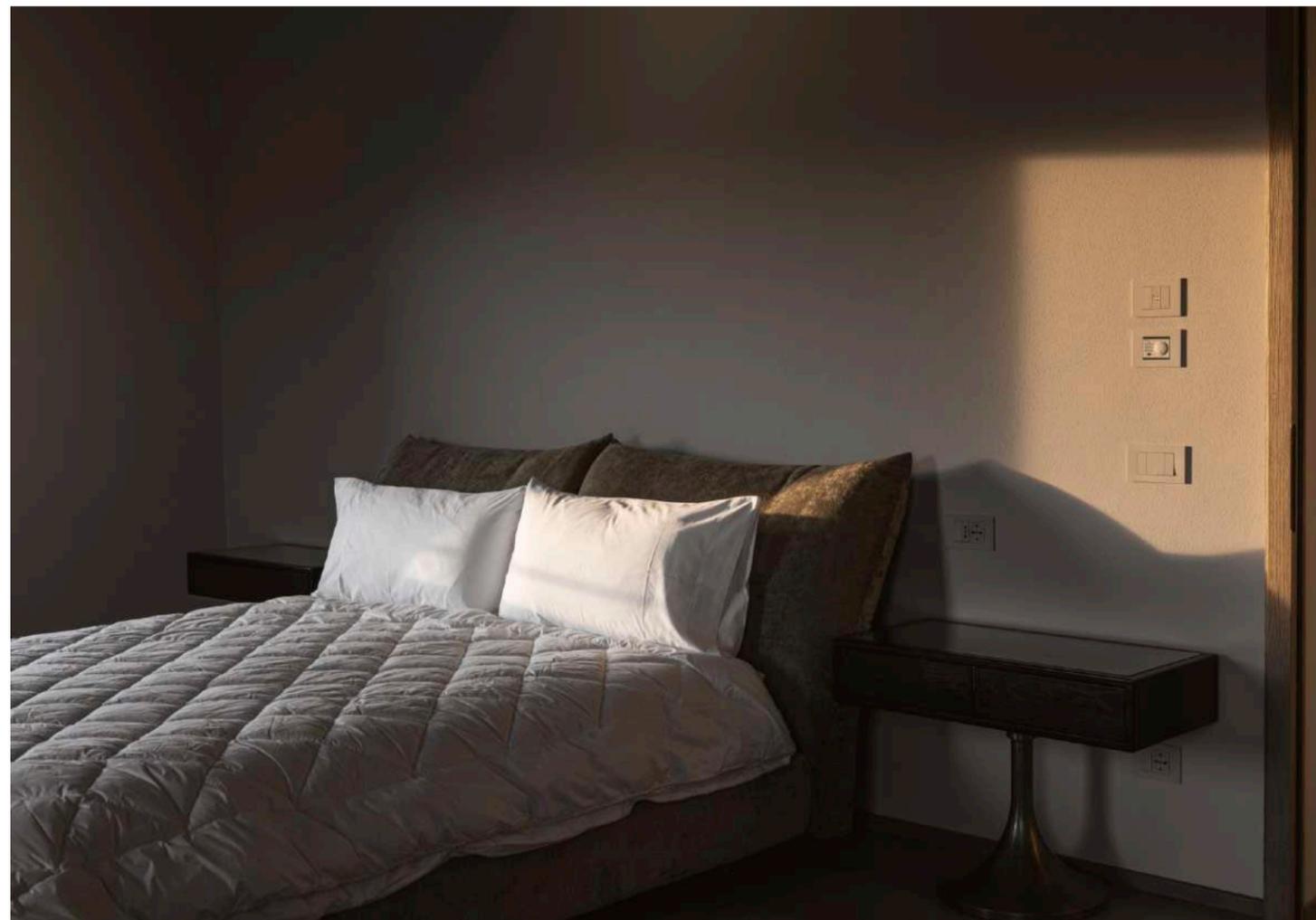
Energy Class: Main house B 59,530 kWh/mq anno,
Guest annex A 32,480 kWh/mq anno























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