



PALAZZO ESTATE

CORCIANO

IUM1494

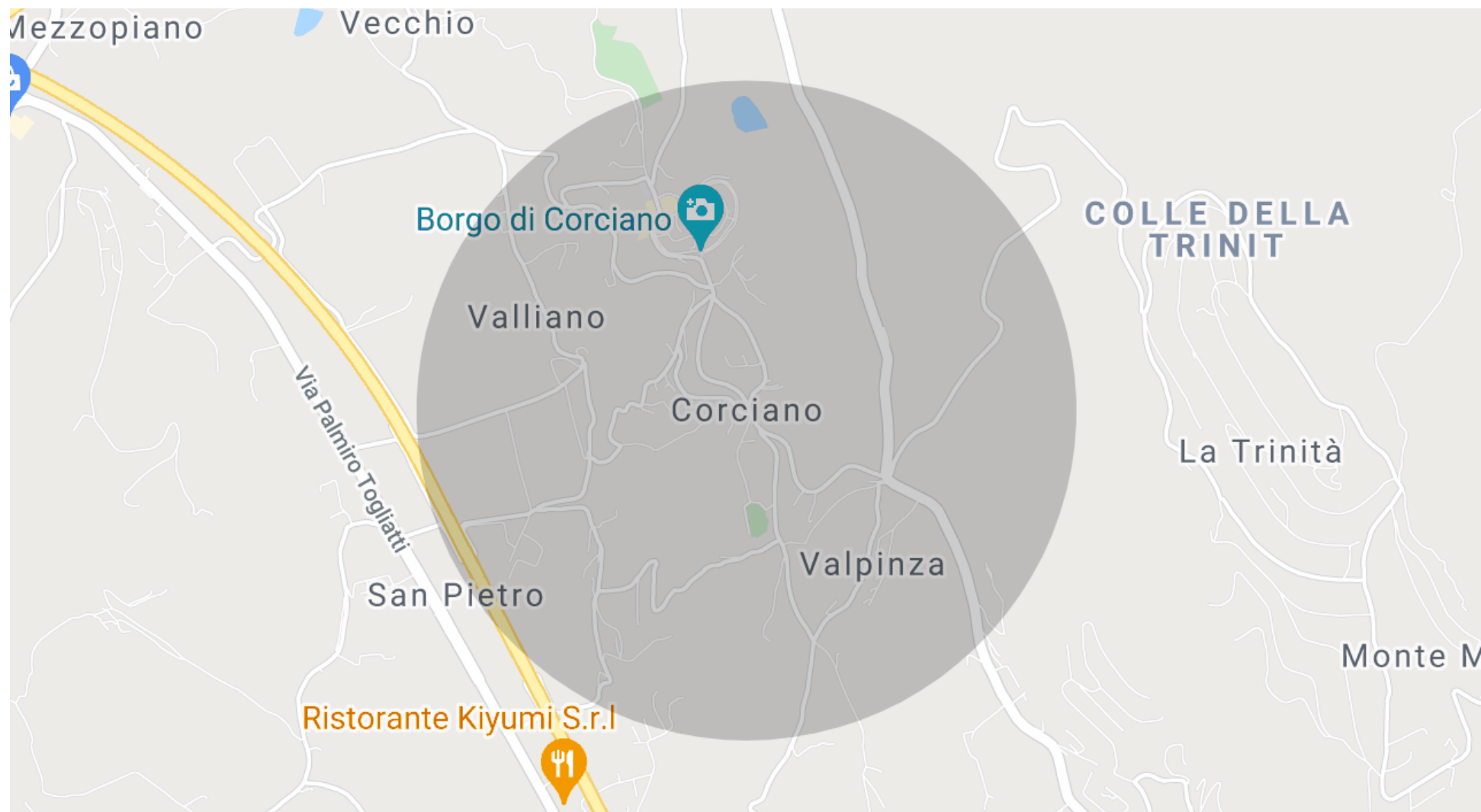
HOUSE

AREA:	1157 m ²
BEDROOM:	20
BATHROOM:	16
LAND:	0 m ²
BOX:	DOPPIO
SWIMMING POOL:	YES
ENERGY CLASS:	G -
PRICE:	€ 1.700.000



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CORCIANO - PERUGIA



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DESCRIPTION

Brief description

Farmhouse with 10 independent apartments for sale between Perugia and Lake Trasimeno. A 2.3 ha private plot with a park, a swimming pool, a tennis court and an olive grove. 20 rooms and 16 bathrooms. Restaurant.

Geographic position

The property is immersed in Umbria's green countryside, fifteen minutes away from Perugia (13 km) and Lake Trasimeno (15 km).

This property, probably an ancient fortress, includes a farmhouse with 10 apartments and an adjacent annex. It is surrounded by a private 2.3 ha plot with a swimming pool and a tennis court.

The farmhouse overlooks cultivated fields, olive groves and thickets with oaks and other native plants.

The nearest built-up area is Mantignana, which is less than 1 km away, where you can go for your everyday shopping.

We are in Umbria, not far from Tuscany, which you can reach in a few minutes by taking the Perugia-Bettolle motorway junction (5 km away).

The nearest airport is "San Francesco d'Assisi", Perugia, which is 28 km away (20 minutes by car), whereas the airports of Ancona (131 km) and Florence (153 km) are about one hour and a half away by car.

Description of buildings

This agritourism complex consists of the main 986 sq.m building, probably an ancient fortress, which develops over 5 floors (besides a bathroom with an anteroom in the mezzanine between the first and second floor) and a 157 sq.m annex, which develops over two floors and a 14 sq.m technical room.

The main building (986 sq.m) develops over 6 floors and is divided into 8 apartments with 16 rooms and 13 bathrooms.

On the first floor, we have:

1) living room, kitchenette, 2 bedrooms and 1 bathroom;

2) living room, kitchenette, 2 bedrooms and 1 bathroom;

3) kitchen-living room, 2 bedrooms and 2 bathrooms.

4) kitchen, living room, 1 bedroom on the first floor and 1 bathroom on the upper mezzanine.

Office, 3 large storage rooms, and portico.

First floor:

5) living room, kitchen with a large terrace, 2 bedrooms and 1 bathroom, 1 bedroom and 1 bathroom on the second floor;

6) kitchen-living room, 1 bedroom and 1 bathroom, 1 bedroom on the upper floor.

Second floor:

7) 1 bedroom and 1 bathroom, kitchen-living room, 1 bedroom and 1 bathroom on the upper floor;

8) 1 bedroom and 1 bathroom, kitchen-living room, 1 bedroom and 1 bathroom on the upper floor.

The basement:

Professional kitchen, large restaurant with a fireplace and 1 bathroom.

The 157 sq.m annex develops over two floors and includes 2 apartments with 4 rooms and 3 bathrooms.

On the first floor:

1) kitchen-living room, 2 bedrooms and a bathroom for disabled people, a terrace.

2) kitchen, 2 bedrooms and a bathroom.

The basement:

Laundry room and bathroom.

An independent 14 sq.m technical room.

State and finishing

This property is in good conditions and is immediately habitable.

Both the exteriors and interiors have maintained the original characteristics. The exteriors feature stone walls and the main building features brick window frames and buttresses.

The interiors feature terracotta floors, stone walls and vaulted or wooden ceilings.

All these elements merge perfectly with the modern materials used during its restoration.

External areas

The 2.3 ha plot includes a park with age-old trees, a swimming pool and a tennis court, an olive grove with 120 plants, a small vineyard and an arable land.

Use and potential uses

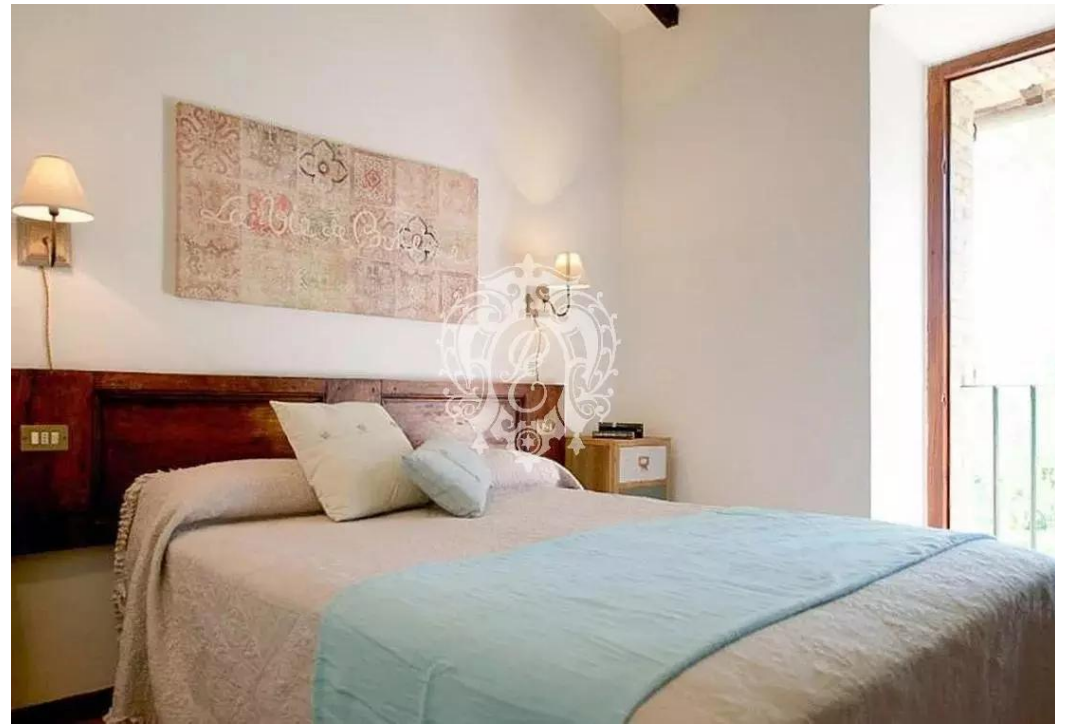
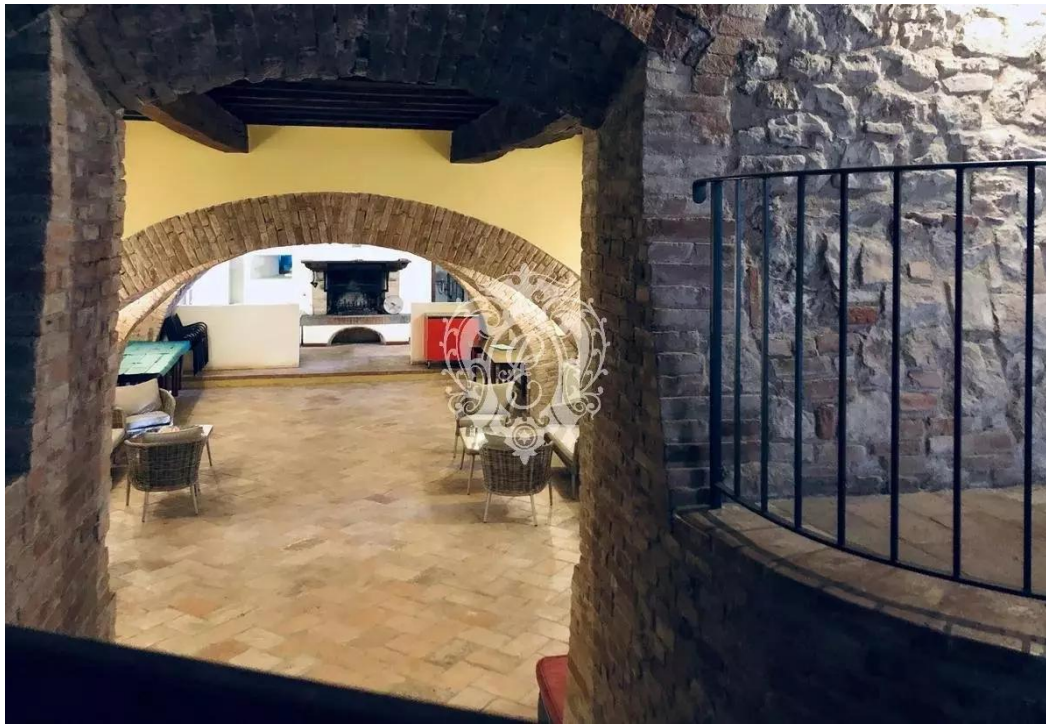
Located between Umbria and Tuscany, this complex can be used as an accommodation facility, since it is divided into independent apartments surrounded by a beautiful park with a swimming pool and a tennis court.



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