

Ref. 2566 – **VILLA MONTONE**www.romolini.co.uk/en/2566

VILLA WITH POOL AND PRIVATE LAKE FOR SALE IN MONTONE, UMBRIA

Montone – Perugia – Umbria**VIEW ON OUR WEBSITE****Interiors**
693 sqm**Bedrooms**
4**Bathrooms**
5**Total land**
4.9 ha**Swimming pool**
14 x 7 m

Only 5 km from Montone, one of the most beautiful medieval towns in Italy, villa with swimming pool and horse stables for sale. The property, in excellent condition, has been recently renovated and currently houses 4 bedrooms. Accompanying the house are four horse boxes, the garden and 4.4 ha of agricultural land.

SUMMARY OF THE PROPERTY

REFERENCE #: 2566 – VILLA MONTONE

TYPE: villa with pool and horse stables

CONDITIONS: excellent

LOCATION: hilly, very panoramic

ACCESS: excellent, paved road

INTERIORS: 693 square meters (7,456 square feet)

TOTAL ROOMS: 15

BEDROOMS: 4

BATHROOMS: 5

ANNEXES: horse stables, barn

MAIN FEATURES: fireplace, parquet flooring, panoramic views, terraces, garden, swimming pool, wood-paved sunbathing area, private lake, olive trees, box for horses, agricultural land, heat pump

EXTERIORS: 4.9 hectares (12.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 x 7 m

ELECTRICITY: already connected

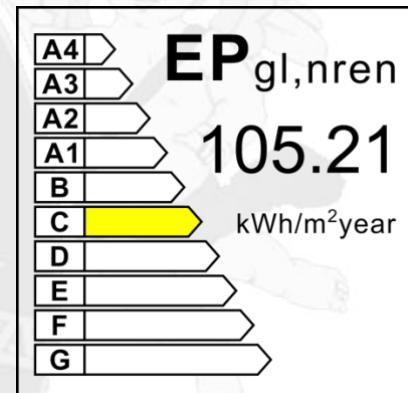
WATER SUPPLY: mains water + well + private pond

TELEPHONE: already connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators + fan coils



CLOSEST CITIES AND TOWNS

Montone (5km; 7'), Umbertide (6km; 10'), Città di Castello (21km; 20'), Sansepolcro (36km; 30'), Gubbio (38km; 35'), Anghiari (41km; 30'), Perugia (42km; 35'), Cortona (44km; 45'), Assisi (52km, 40'), Arezzo (60km; 1h), Spello (60km; 50'), Todi (81km; 55'), Siena (113km; 1h 40'), Florence (135 km; 1h 45')

CLOSEST AIRPORTS

Perugia San Francesco (39km; 30'), Ancona R. Sanzio (130 km; 2h), Forlì L. Ridolfi (133km; 1h 45'), Firenze A. Vespucci (149 km; 1h 50'), Bologna G. Marconi (212km; 2h 5'), Roma Ciampino (222km; 2h 15'), Roma Fiumicino (237km; 2h 25'), Pisa G. Galilei (241km; 2h 35')

VILLA MONTONE

Only 5 km from **Montone**, one of the most beautiful medieval towns in Italy, **villa** with **swimming pool** and **horse stables** for sale. The property, in excellent condition, has been recently renovated and currently houses 4 bedrooms. Accompanying the house are four horse boxes, the garden and **4.4 ha of agricultural land**.

The villa, which offers a splendid panoramic view of the surrounding hills, is easily accessible via an asphalted road and makes it possible to move easily between various centers in **Tuscany** and **Umbria** thanks to its proximity to the junction of the **E45 motorway** (Umbertide, Città di Castello, Sansepolcro, Perugia and Assisi).

The reference airport is Perugia, which can be reached in about 30 minutes, while the two international airports of Rome are about two and a half hours away.

DESCRIPTION OF THE BUILDINGS

The **villa** (630 sqm – 6,779 sqft, 4 bedrooms and 5 bathrooms) is on three levels:

- **Ground floor:** kitchen, dining room, living room, bathroom, tavern, laundry and storage;
- **First floor:** two small living rooms with terraces, four bedrooms and three bathrooms;
- **Second floor:** attics and bathroom.

Not far from the villa is the **stable for the horses** (36 sqm – 387 sqft) with four boxes and a **barn** (27 sqm – 290 sqft) used to shelter tools and food for the animals.

EXTERIORS

The building has a paved outdoor terrace, ideal for outdoor dining, and is surrounded by a perfectly maintained **5,680-sqm garden**.

A short distance from the villa is the **14 x 7 m swimming pool** with convenient access steps, diving board, gazebo and wooden sunbathing area, under which two cars can be parked.

In addition, there are **4.4 hectares of agricultural land** with **olive groves** (7,300 sqm), large portions of arable land suitable for horses (2.3 ha), woods (1.4 ha) and a **private pond**.



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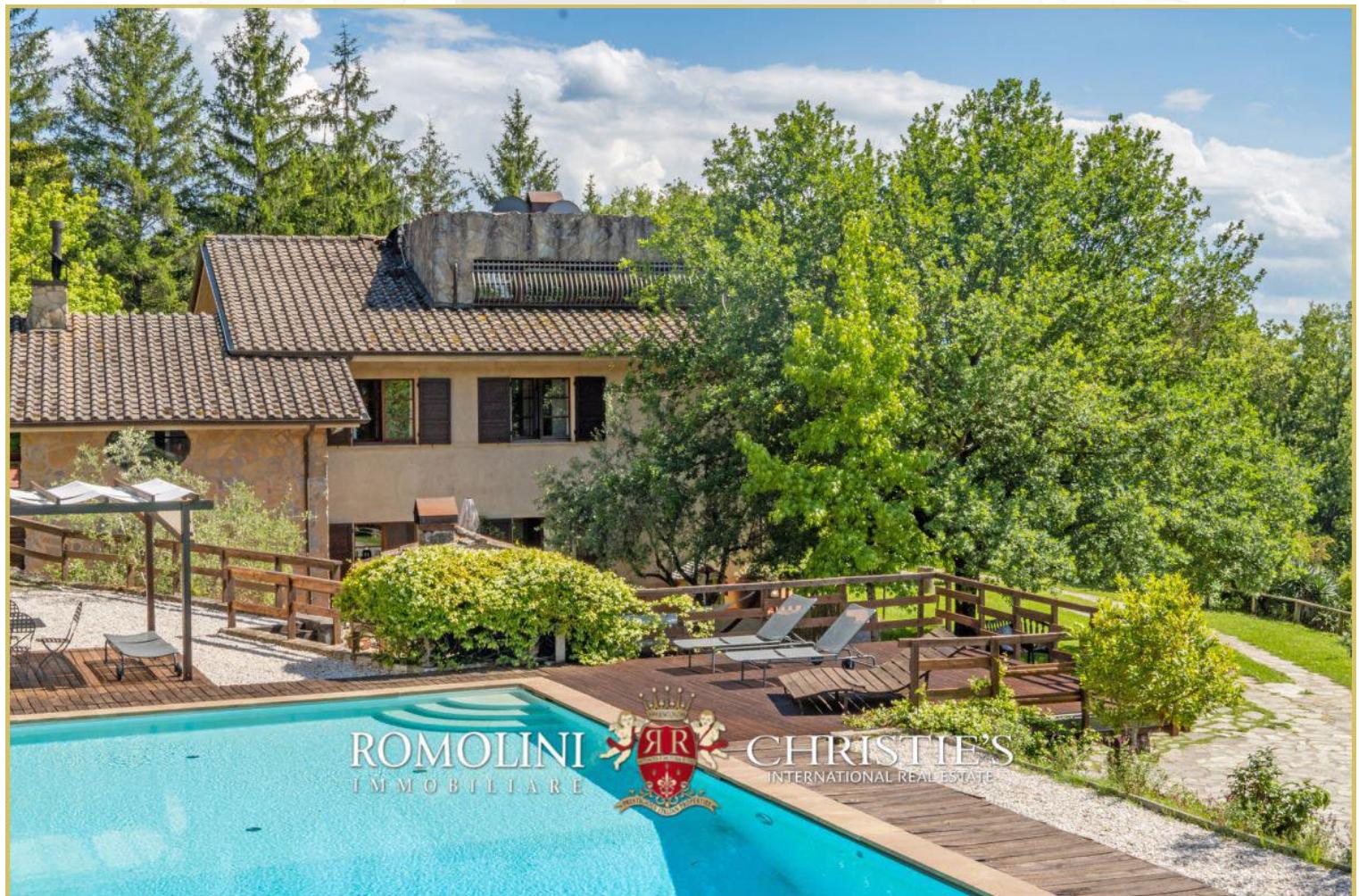
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