

# Tuscany Inside

## REAL ESTATE

Agency TUSCANY INSIDE REAL ESTATE DI RIVIECCIO ANNA  
Cell. Tel No: 0039 335 829 8214  
Email: [info@tuscanyinside.it](mailto:info@tuscanyinside.it)

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### Country house with Spa and swimming pool - Umbria Città della Pieve (Perugia)

Country house with swimming pool and land for sale located about 12 Km from Città della Pieve, Perugia.

The farmhouse was completely rebuilt in 2013 on the site of a ruin, and is located in a private but not isolated position on the border between Umbria and Tuscany. The property is located in important renowned cities such as Città della Pieve, Castiglione del Lago, Perugia, Cortona and Montepulciano.

The house has been designed to be lived in all year round, with modern technology with low energy consumption (energy classification A). The house is spread over three floors: the heart of the ground floor is a room of approximately 140 m<sup>2</sup> with three interconnected areas (living room, kitchen, dining room). Most of it is occupied by the central living room with a cozy fireplace, with access to a veranda with glass doors. Here is another lounge area that pleasantly expands the living area, both in winter and in summer. The designer kitchen, spacious and well equipped, with access to a pergola-covered terrace with barbecue, leads to the dining room with a long wooden table, also with access to the garden. From the living room, an internal staircase leads to the lower floor, where there is a SPA area with sauna and whirlpool tub and a relative bathroom. A fully equipped fitness room and on the same level are a laundry room and access to the double garage and technical room with heat pump and other very modern technical equipment.

The property includes about ten hectares of land, with meadows, woods, fruit trees, olive trees, an avenue of cypresses and, of course, the well-kept garden that surrounds the house. The farmhouse is sold fully furnished, with its contemporary style and equipped to the highest standards; it is possible to buy the property both as a first and second home but also as holiday let.

Type: country house on three levels of approximately 465 sqm (5005 sqf); with land and swimming pool.

Conditions: completely rebuilt in 2013.

Annex: annex with a renovation project as a garden shed of about 60 square meters.

Land/garden: approx. 10 hectares (25 acres), of which approx. 8 hectares (19,8 acres) of arable land and the rest is wood.

Swimming pool: 6x12 m, chlorine, heated and with sun terrace and shaded area.

Layout:

Basement:

tool shed,  
technical room,  
bathroom,  
two funds,  
utility room;

Ground floor:

living room with access to the porch,  
dining room with access to the terrace,  
kitchen with access to the terrace,  
bedroom,  
bathroom,  
hallway;

First floor:

4 bedrooms with en suite bathrooms.

Distance from services: 4 km.

Distance from main airports: Perugia 41 km, Florence 160 km, Rome 188 km.

Utilities:

Fixed telephone network: active

Wi-Fi: active

Heating: LPG + fireplace

Well: present

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Water: well with treatment plant and a tank that collects rainwater that can be used for irrigation  
Electricity: active

Property in the name of a private person.  
Solar panels.  
Air conditioning.  
Satellite dish.  
Alarm system.  
Irrigation system.  
Sauna.  
Furniture included.

Energy Efficiency Class: A1

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**SALE**  
**€ 2.150.000,00**

|                                          |                                                                                                                                                                                                               |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LISTING DATA</b>                      | <b>COMMERCIAL OFFER</b>                                                                                                                                                                                       |
| <b>Published on</b> 12-08-2026           | <b>Type of contract</b> Sale                                                                                                                                                                                  |
| <b>Reference</b> 553                     | <b>Price</b> € 2.150.000,00                                                                                                                                                                                   |
| <b>Type</b> 2. Farmhouse - Villa - House |                                                                                                                                                                                                               |
| <b>Property condition</b> 1. Restored    |                                                                                                                                                                                                               |
| <b>GEOGRAPHIC DATA</b>                   | <b>PROPERTY FEATURES</b>                                                                                                                                                                                      |
| <b>Municipality</b> Città della Pieve    | <b>Energy rating</b> A1, EP globale non rinnovabile 48,34 kWh/m² anno EP globale rinnovabile 60,20 kWh/m² anno EP invernale del fabbricato Bassa EP estiva del fabbricato Alta Edificio energia quasi zero No |
| <b>Province</b> Perugia                  | <b>m²</b> 456                                                                                                                                                                                                 |
| <b>Region</b> Umbria                     | <b>Bedrooms</b> N. 5                                                                                                                                                                                          |
| <b>Country</b> Italy                     | <b>Bathrooms</b> N. 6                                                                                                                                                                                         |
| <b>Location</b> Countryside              |                                                                                                                                                                                                               |
| <b>FLOORS / ENTRANCE</b>                 | <b>ACCESSORIES</b>                                                                                                                                                                                            |
| <b>Nr. Floors</b> 3                      | <b>Heating</b> gpl                                                                                                                                                                                            |
|                                          | <b>Air conditioning</b> Yes                                                                                                                                                                                   |
|                                          | <b>Furniture</b> Included                                                                                                                                                                                     |
| <b>GARDENS AND GROUNDS</b>               |                                                                                                                                                                                                               |
| <b>Gardens</b>                           |                                                                                                                                                                                                               |
| <b>Adjoining land</b> m² 10.000          |                                                                                                                                                                                                               |

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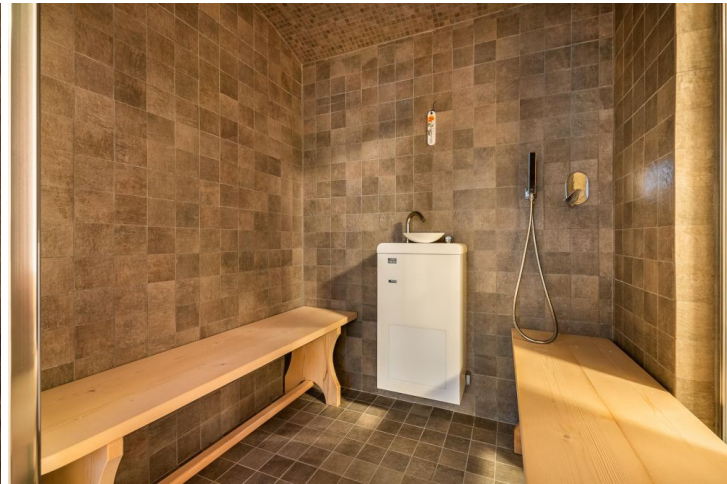


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