

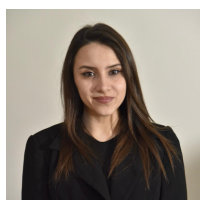
Rustic/Farmhouse/Court for Sell in Lisciano Niccone

📍 Via di Lisciano, Perugia, 06060 (PG)

505.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

A short distance from Cortona, in a strategic position that allows you to easily reach, with short trips, renowned artistic and cultural centers, and a few steps from Lake Trasimeno, there is this ancient stone farmhouse located in the charming village of Lisciano Niccone, a town of about 600 inhabitants. The farmhouse offers a panoramic view of the surrounding hills, as well as the Lisciano Castle, dating back to the 9th century. The swimming pool further enhances the charm of this property, making it one of a kind.

INTERNAL COMPOSITION

The farmhouse is on two levels for a total of 230 square meters, offering large and bright spaces. On the ground floor, you enter the living room, eat-in kitchen, two spacious double bedrooms, a bathroom and a practical closet. The upper floor hosts three more double bedrooms, two of which have a private bathroom, while a versatile study could easily be transformed into a comfortable living area or a space for relaxation. Another strong point is the possibility of dividing the property into two independent real estate units, thanks to the separate entrances, one of which has a stone staircase and an Umbrian-style balcony.

OUTDOOR SPACES

The property is surrounded by a large park of about 2 hectares. An olive grove, which extends throughout the surrounding area, gives a touch of authenticity. The panoramic swimming pool offers an ideal space to relax, enjoying the view of the Umbrian and Tuscan hills.

STATE AND FINISHES

The renovation of the property was carried out with care, respecting local traditions and maintaining the authentic charm of ancient Umbrian buildings. Stone cladding, exposed oak beams and terracotta and parquet floors create a warm, welcoming atmosphere full of character. The wooden window frames with double glazing and external shutters not only guarantee perfect energy efficiency, but also help to preserve the rustic style that distinguishes this property.

USE AND POTENTIAL

This property represents a rare opportunity for those looking for an exclusive corner, immersed in the heart of nature, but convenient to reach all the main amenities. Perfect as a private residence, ideal for those who want to live in complete privacy, or as a hospitality structure to offer unforgettable experiences in a unique context. The versatility of the property makes it suitable for multiple uses.

DISTANCES AND POSITIONS

City

Â· Gubbio 54.5 km

Â· Assisi 60.1 km

Â· Perugia 36.5 km

Â· Rome 208 km

Â· Florence 140 km

Sea and Lakes

Â· Lake Trasimeno 37.5 km

Â· Adriatic Sea 126 km

Â· Tyrrhenian Sea 164 km

Airports

Â· Perugia Airport 44.9 km

Â· Rome Airport 234 km

Â· Florence Airport 153 km

Motorway

Â· E45 39.7 km

Details

 Property ID: CBI160-2553-107	 Surface: 230.00 m²
 Rooms: 8	 Bathrooms: 3
 Bedrooms: 5	

Property Features

 Floor: Building	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 230.00 m²
 Rooms: 8	 Bedrooms: 5
 Bathrooms: 3	 Kitchen: Habitable
 Position: Semi-central	 Balconies: Presente
 Shower: Yes	 Parking space: Uncovered
 Garden: Private,	 Fireplace: Yes
 Swimming pool: Yes	

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Bike Paths



Playgrounds



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



Post Offices



Shopping Centers

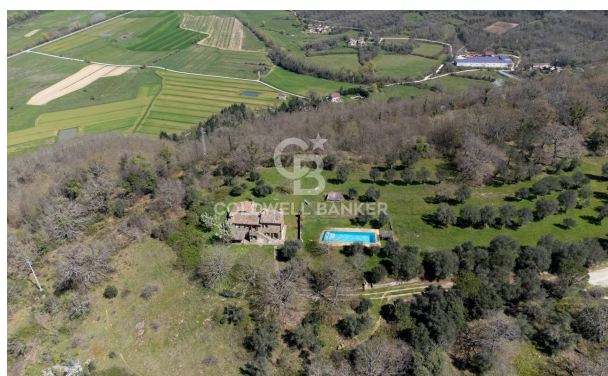


Municipal Offices / Town Halls

Images







**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**

