



La Molinella - SOLD



Details

Price : 225.000€
Area : 85 sq m
Land : Yes
Pool : Yes
Location : San Leo Bastia PG, Italia
Bedrooms : 1
Bathrooms : 2

Features

Isolated position, rental income, swimming pool, Wi-Fi, Wooden beams

Community Features

private parking

Description

La Molinella is a charmingly restored 16th century millhouse with a garden and swimming pool, situated in the Umbrian hills near San Leo Bastia, 15 mins from Trestina, in the Commune of Città di Castello and also near Umbertide and the border with Tuscany, ideally set to reach the whole of Umbria and central Italy.

The property has been used for the last few years as a rental property and provides a very good rental income.

This is a romantic house with lots of privacy, composed as follows:

1. on the Ground Floor there is a fully equipped kitchen, with an antique marble-topped table, blue dresser and old-fashioned wood burning stove in one corner. It has loads of workspace, a modern oven and an open space dining area. On this same level there is also a laundry room with a WC and already plumbed in for a shower.
2. A set of steps leads up to the First Floor where there is a sitting room with a deep sofa and a wood burning stove for cooler evenings.
3. Another set of steps leads to the top of the house with a bedroom with its romantic wooden Emperor size bed and an adjacent



shower room.

The floors are old wood or terracotta, the beams are rustic, pale blue paintwork is deliberately worn.

Doors open to the pergola ideal for al fresco dining and for relaxing and enjoy the babbling stream and the surrounding countryside, the garden with its beautiful roses and fruit trees. The land included in the sale is a total of 4,645 sq m.

The circular pool, for the exclusive use of the owners, is set in the rustic garden, above the house, and blends seamlessly into the surrounding countryside.

Besides the two burning stoves, there are gas fuelled radiators.

Some items of furniture can be sold with the house, for a separate price.

Airport access – Perugia: 45 mins. Rome airports: Fiumicino and Ciampino 2 hrs 45 mins. Bologna: 2 hrs 30 mins.

Good motorway set up to access to Rome / Florence / Siena / Perugia and coastal areas.

There are plenty of very good restaurants and pizzeria in the area and all the services are in nearby San Leo Bastia.