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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1059 – **CASALE CASTELLO**

www.romolini.co.uk/en/1059

COUNTRY HOUSE WITH POOL AND DEPENDANCE FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
380 sqm

Bedrooms
4

Bathrooms
5

Total land
3.0 ha

Swimming pool
16 x 5 m

The property is set in a hilly position just 10 km away from the historical centre of **Città di Castello**, in the northern corner of **Umbria**.

The **main house** (300 m² – 3,228 ft²) is disposed on two levels, composed of entry, living room with fireplace, kitchen, office space with terrace, living room with fireplace, master bedroom with en-suite bathroom, two bedrooms, three bathrooms and laundry.

The **outbuilding** (80 m² – 861 ft²) is currently registered as a storage, and shares the style of the main house with stone walls, wooden beams and terracotta floors. It might be possible to convert it into a guesthouse made up of living room with kitchen, bedroom and bathroom.

The property is completed by a **16 x 5 m swimming pool** with an oval shape and **3.0 hectares (7.4 acres) of land**.



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SUMMARY OF THE PROPERTY

REFERENCE #: 1059 – CASALE CASTELLO

TYPE: old farmhouse with dependance

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (500 m)

INTERIORS: 380 square meters (4,089 square feet)

TOTAL ROOMS: 8

BEDROOMS: 4

BATHROOMS: 5

ANNEXES: guesthouse

MAIN FEATURES: old stone construction, arches, terracotta flooring, ceilings with wooden beams, fireplace, exposed stone, park, swimming pool, guesthouse

TOTAL LAND: 3.0 hectares (7.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 16 x 5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: stove + fireplace

CLOSEST CITIES AND TOWNS

Città di Castello (7km; 10'), Umbertide (34km; 35'), Arezzo (49km; 55'), Gubbio (61km; 1h), Perugia (64km; 55'), Assisi (77km; 1h 5'), Montepulciano (96km; 1h 30'), Pienza (103km; 1h 40'), Todi (105km; 1h 15'), Montalcino (118km; 2h), Firenze (128km; 1h 50'), San Gimignano (166km; 2h 15')

CLOSEST AIRPORTS

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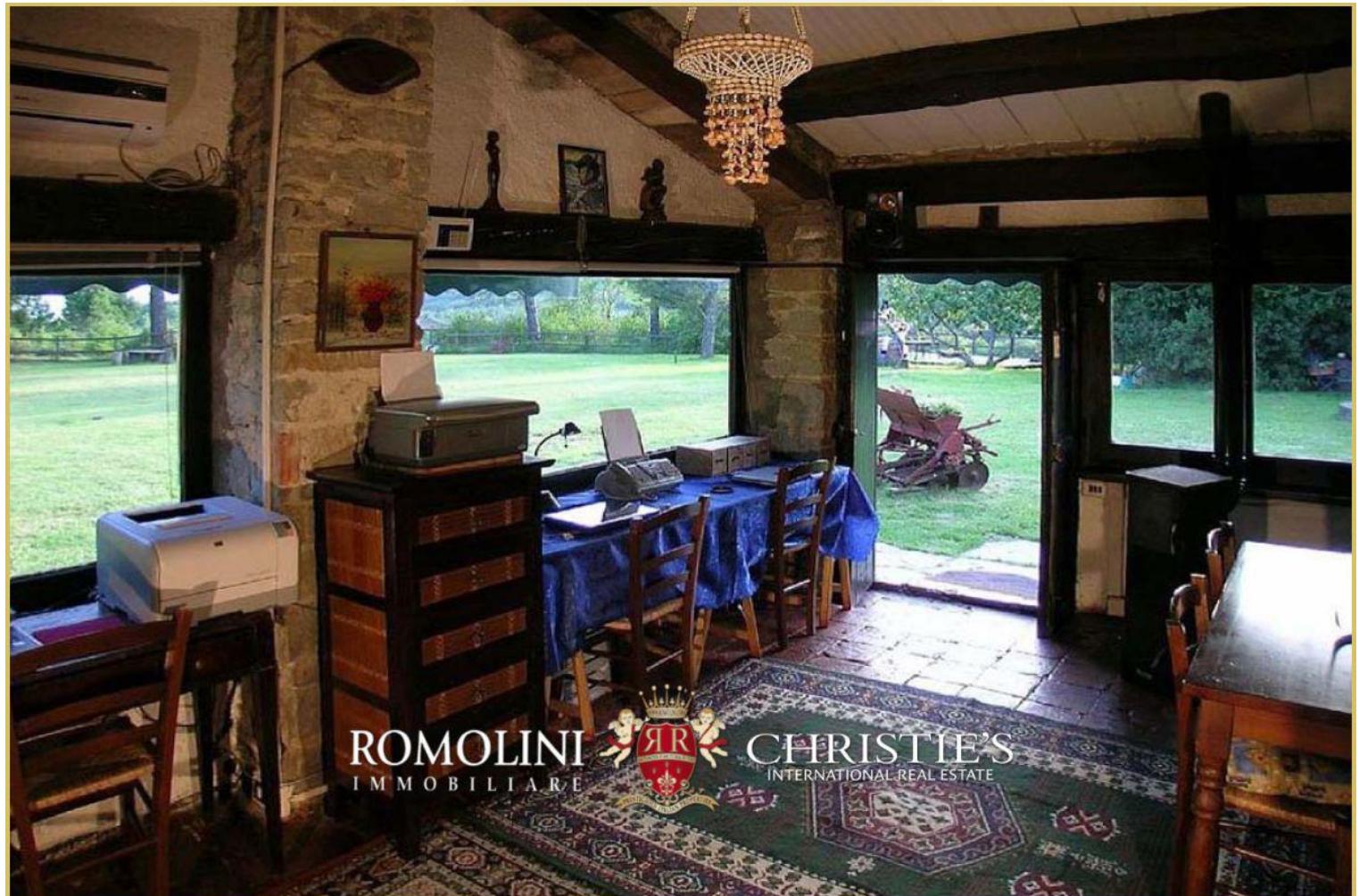
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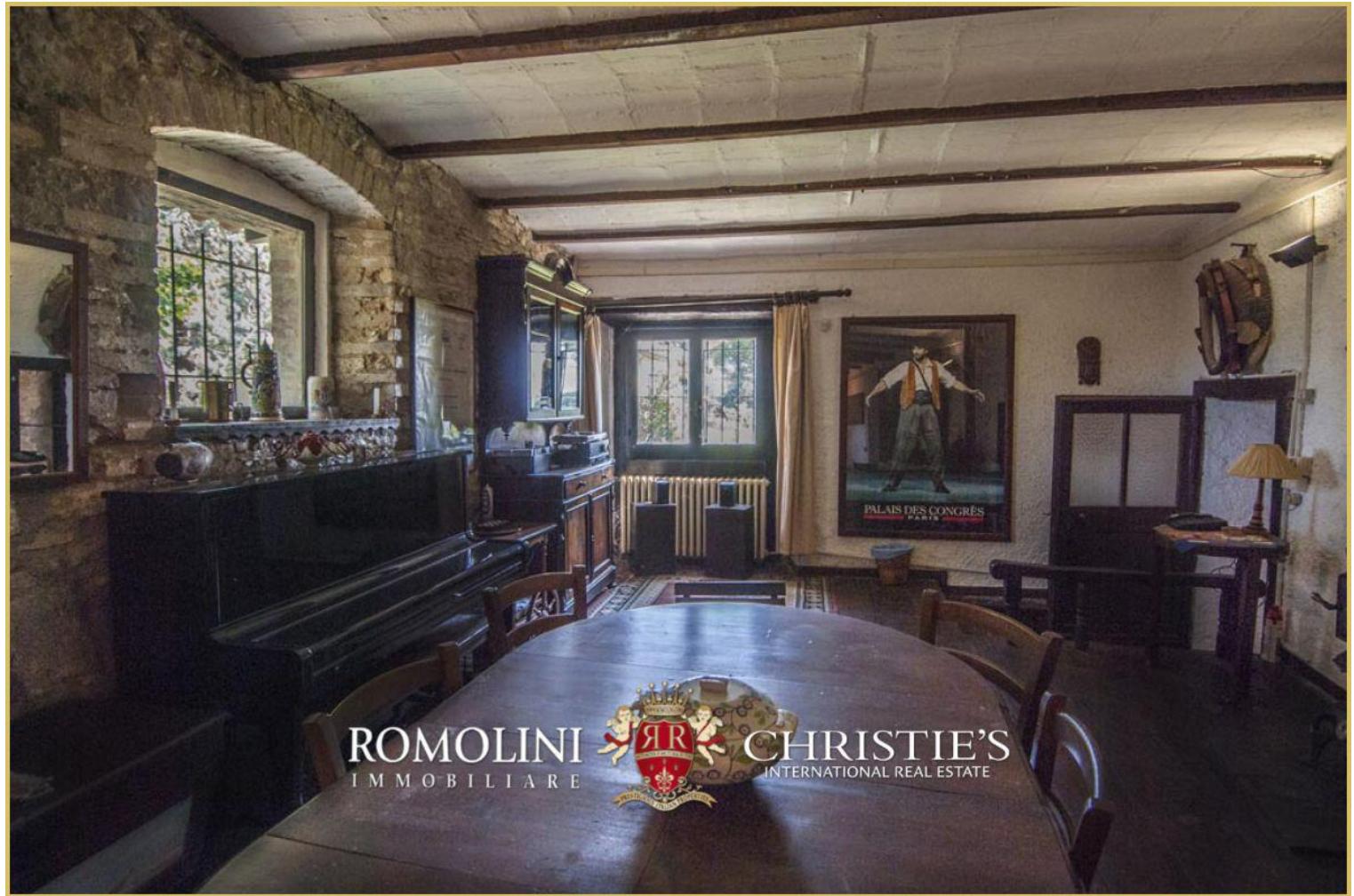
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