



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1413 – CASALE MONTEFALCO

## COUNTRYSIDE PROPERTY WITH SMALL HOBBY VINEYARDS FOR SALE IN UMBRIA, MONTEFALCO

**Gualdo Cattaneo – Perugia – Umbria**

[www.romolini.co.uk/en/1413](http://www.romolini.co.uk/en/1413)



**Interiors**  
800 sqm

**Bedrooms**  
9

**Bathrooms**  
7

**Swimming pool**  
10 x 5 m

**Land**  
40.0 ha

**Vineyards**  
1.2 ha

**Wine**  
8,000 bottles

**Olive grove**  
850 trees

In a very panoramic position in the heart of Umbria, roughly 20 minutes' drive from Gualdo Tadino and Montefalco, restored country house with three guest apartments and hobby vineyards for sale. The property includes 38.2 hectares of land with 1.2 ha of vineyards (Umbria Bianco IGP, Sagrantino DOCG and Rosso di Montefalco DOC) and 2.7 ha of olive grove (850 trees).

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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1413 – CASALE MONTEFALCO

**TYPE:** countryside property with small vineyard and olive grove

**CONDITIONS:** partially restored

**LOCATION:** hillside, panoramic

**MUNICIPALITY:** Gualdo Cattaneo

**PROVINCE:** Perugia

**REGION:** Umbria

**INTERIORS:** 800 square meters (8,607 square feet)

**TOTAL ROOMS:** 19

**BEDROOMS:** 9

**BATHROOMS:** 7

**MAIN FEATURES:** old stone construction, patio, ceiling with wooden beams and terracotta tiles, terracotta flooring, brick-built arches, wood burning oven

**LAND:** 38.2 hectares (1.2 ha vineyards + 2.7 ha olive grove + 18.8 ha woodland + 15.5 ha arable land)

**GARDEN:** yes, well-maintained

**ANNEXES:** guesthouse, common room, tool shed, storage room

**ACCESS:** unpaved road

**SWIMMING POOL:** 10 x 5 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + natural spring

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Town with services (400m), Collazzone (13km; 20'), Gualdo Cattaneo (13km; 20'), Deruta (17km; 25'), Montefalco (18km; 25'), Todi (19km; 30'), Marsciano (24km; 35'), Foligno (26km; 35'), Spello (32km; 40'), Perugia (37km; 45'), Assisi (49km; 50'), Magione (52km; 50'), Orvieto (54km; 1h 10'), Montepulciano (96km; 1h 25'), Rome (143km; 2h 5')

## CLOSEST AIRPORTS

Perugia San Francesco (36km; 35'), Roma Ciampino (156km; 1h 55'), Roma Fiumicino (171km; 2h), Firenze Vespucci (201km; 2h 15'), Bologna Marconi (275km; 3h), Pisa Galilei (262km; 3h)



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## CASALE MONTEFALCO

In a very panoramic position in the heart of **Umbria**, roughly 20 minutes' drive from **Gualdo Cataneo** and **Montefalco**, restored **country house** with three guest apartments and hobby **vineyards**. The property includes 38.2 hectares of land with 1.2 ha of vineyards (**Umbria Bianco IGP**, **Sagrantino DOCG** and **Rosso di Montefalco DOC**) and 2.7 ha of olive grove (850 trees).

The property is located in a hilly area and enjoys open views over the surrounding hills and over a village of Langobardic origins, which is only a stone's throw away (400 m). The building is not far from Deruta, Perugia, Todi, Foligno and Assisi.

The nearest airport is Perugia San Francesco airport, roughly half an hour away. Rome and its airports can be reached in about two hours.

## DESCRIPTION OF THE BUILDINGS

The **main farmhouse**, (360 sqm – 3,874 sqft, 6 bedrooms and 4 bathrooms) is currently inhabited by the owners and laid over two floors:

- **Ground floor**: kitchen, dining room, TV room, sitting room, bedroom and bathroom;
- **First floor**: billiard room, four bedrooms (one of which in the tower) and two bathrooms;
- **Apartment N°1**: living/dining room, kitchen, bedroom and bathroom.

Next to the farmhouse there is the **guesthouse** (200 sqm – 2,152 sqft, 3 bedrooms and 2 bathrooms) that includes the wine cellar and two apartments, composed as follows:

- **Apartment N°2**: living room with dining room and kitchen, two bedrooms and bathroom;
- **Apartment N°3**: living room with kitchen, bedroom and bathroom.

In front of the farmhouse there is the **common room** (55 sqm – 592 sqft) with kitchen, sitting room and half-bathroom.

The other building (186 sqm – 2,001 sqft) is used as **tools and machinery shed** (basement floor) and **storage room** with laundry room (ground floor).

## EXTERIORS

The property is completed by 38.2 hectares of land with 1.2 ha of vineyards (**Umbria Bianco IGP**, **Sagrantino di Montefalco DOCG** and **Rosso di Montefalco DOC**), 2.7 ha of olive grove (about 850 olive trees), 18.8 ha of woodland and 15.5 ha of arable land.

The vineyard can produce up to 8,000 bottles of wine per year, split into **Umbria Bianco IGP** (250 bottles), **Rosso di Montefalco DOC** (6,900 bottles) and **Sagrantino di Montefalco Secco DOCG** (850 bottles).

Next to the farmhouse there is the wonderful pool (10 x 5 m) with Roman steps and solarium.

## USE AND POTENTIAL USES

This estate is an excellent investment since the olive oil DOP and the wines produced in this property are very good; moreover, its wines have been mentioned in two important wine guidebooks for two years.

Given its dimensions and its features, the property can be used either as private home or as a tourist accommodation.



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## EXTERIORS PHOTOS



## INTERIORS PHOTOS

