

Ref. 1496 – **RUSTICO LAMA**www.romolini.co.uk/en/1496

RUSTIC FARMHOUSE TO BE RESTORED FOR SALE IN SAN GIUSTINO, UMBRIA

San Giustino – Perugia – Umbria**VIEW ON OUR WEBSITE****Interiors**
233 sqm**Bedrooms**
3+**Bathrooms**
1+**Garden**
6,200 sqm

Along the side of a hill along a small creek, in the province of Perugia, rustic farmhouse for sale. The property is perfect for those seeking a retired life in the Umbrian countryside without giving up the basic services available in the nearby town. The property is currently in need of renovation and includes 6,300 sqm of land to be converted into a garden.

SUMMARY OF THE PROPERTY

REFERENCE #: 1496 – RUSTICO LAMA

TYPE: rustic farmhouse

CONDITIONS: to be restored

LOCATION: hilly

ACCESS: excellent, unpaved road (50 m)

INTERIORS: 233 square meters (2,507 square feet)

TOTAL ROOMS: 6

BEDROOMS: 3+

BATHROOMS: 1+

ANNEXES: oven, old pigsty

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and graniglia floors, fireplace, original oven, garden with creek, natural spring

EXTERIORS: 6,200 square meters (1.5 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

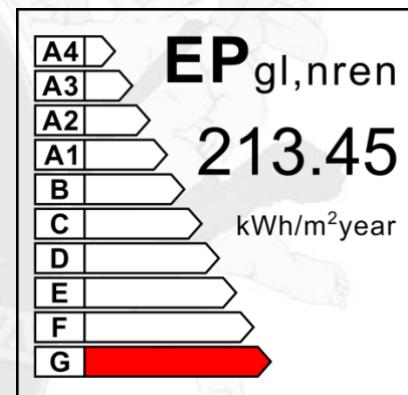
WATER SUPPLY: natural spring

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed



CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), San Giustino (6km; 10'), Sansepolcro (10km; 20'), Città di Castello (11km; 20'), Anghiari (20km; 25'), Monte Santa Maria Tiberina (21km; 40'), Umbertide (34km; 35'), Chiusi della Verna (46km; 50'), Gubbio (61km; 1h), Assisi (77km; 1h 5')

CLOSEST AIRPORTS

Perugia San Francesco (62km; 50'), Firenze A. Vespucci (135km; 1h 40'), Pisa G. Galilei (196km; 2h 20'), Roma Ciampino (244km; 2h 40'), Roma Fiumicino (258km; 2h 50')

RUSTICO LAMA

Along the side of a hill along a **small creek**, in the province of **Perugia**, rustic **farmhouse** for sale. The property is perfect for those seeking a retired life in the Umbrian countryside without giving up the basic services available in the nearby town. The property is currently in need of renovation and includes **6,300 sqm of land** to be converted into a garden.

The property, with easy access and close to basic services, is in a sunny location and allows access to many interesting centers of **Umbria** and **Tuscany**, being close to the border of the two regions (Città di Castello, Monte Santa Maria Tiberina, Anghiari, Chiusi della Verna, Gubbio...)

DESCRIPTION OF THE PROPERTY

The **rustic house** (211 sqm – 2,270 sqft) is on three floors, all with independent access from the outside. The dwelling constitutes a large part of the building (171 sqm), while the rest is occupied by storages/depots (40 sqm).

- **Basement:** two cellars;
- **Ground floor:** kitchen, living room, storage room (easily connectable to the kitchen and habitable) and cellar;
- **First floor:** two rooms, habitable attic (in turn connected to another attic that can be used as storage) and storage room with independent access from outside.

Not far from the farmhouse are then the **old oven** (8 sqm – 86 sqft) and the **former pigsty** (14 sqm – 151 sqft), also in need of renovation.

The building is surrounded by **6,300 sqm (1.5 acres) of land**, very suitable for the creation of a garden and the construction of a swimming pool (subject to authorization of the competent authorities). On the eastern side the property land is bordered by a **small creek**.





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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com