

Ref. 1676 – **TENUTA PERUGINA**[www.romolini.co.uk/en/1676](http://www.romolini.co.uk/en/1676)

## **HISTORIC PROPERTY WITH AGRITURISMO FOR SALE IN PERUGIA, UMBRIA**

**Perugia – Perugia – Umbria****VIEW ON OUR WEBSITE****Interiors**  
1,934 sqm**Bedrooms**  
26+**Bathrooms**  
23+**Total land**  
15.5 ha**Swimming pool**  
16 x 8 m

In an open and sunny location not far from Perugia, in the heart of Umbria, this property consists of a 19<sup>th</sup>-century manorial villa surrounded by 15.5 hectares of land with various farmhouses and historic buildings. With a total area of 1,934 square meters (to be partially restored), the property can offer up to 26 bedrooms and 23 bathrooms, plus a restaurant for the guests. The property is completed by 15.5 hectares of land.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1676 – TENUTA PERUGINA

**TYPE:** historical estate with Agriturismo

**CONDITIONS:** partially restored, luxury finishes

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 1,934 square meters (20,807 square feet)

**TOTAL ROOMS:** 35+

**BEDROOMS:** 26+

**BATHROOMS:** 23+

**ANNEXES:** several country houses and storages

**MAIN FEATURES:** manorial villa, original terracotta floors, wooden beams, vaulted ceilings, monumental staircase, travertine fireplaces, original frescoes, restaurant, deconsecrated church, swimming pool, tree-lined avenue, early 20<sup>th</sup>-century fountains, olive grove, small vineyard

**EXTERIORS:** 15.5 hectares (38.3 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 16 x 8 m

**ELECTRICITY:** already connected

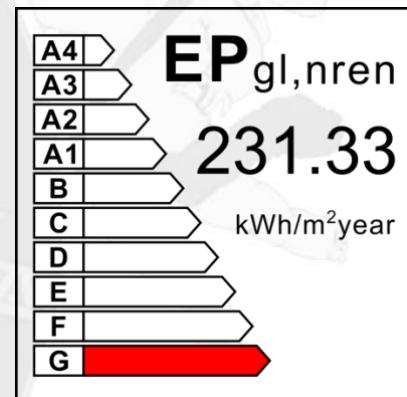
**WATER SUPPLY:** mains water + private wells

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** radiators + air conditioning



## CLOSEST CITIES AND TOWNS

Town with services (2km; 5'), Magione (17km; 20'), Perugia (18km; 25'), Marsciano (20km; 25'), Castiglione del Lago (27km; 30'), Todi (40km; 40'), Assisi (42km; 40'), Montefalco (49km; 55'), Montepulciano (50km; 1h), Cortona (52km; 50'), Orvieto (66km; 1h 10'), Siena (108km; 1h 25'), Florence (156km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (27km; 30'), Firenze A. Vespucci (173km; 2h), Roma Ciampino (186km; 2h 30'), Roma Fiumicino (195km; 2h 15'), Pisa G. Galilei (233km; 2h 40'), Bologna G. Marconi (254km; 2h 50')

## TENUTA PERUGINA

In an open and sunny location not far from **Perugia**, in the heart of **Umbria**, this property consists of a **19<sup>th</sup>-century manorial villa** surrounded by **15.5 hectares of land** with various farmhouses and historic buildings. With a total area of 1,934 square meters (to be partially restored), the property can offer up to 26 bedrooms and 23 bathrooms, plus a restaurant for the guests. The property is completed by **15.5 hectares of land**.

Services are all available in the nearby village (2km; 5'), and various towns in **Umbria** and **Tuscany** can be reached in less than two hours by car (Marsciano, Todi, Castiglione del Lago, Assisi, Montefalco, Montepulciano, Cortona...). Perugia airport, well connected to many European destinations, can be reached in about half an hour's drive from the property.

## DESCRIPTION OF THE BUILDINGS

At the heart of the property is the elegant **19th-century manorial villa** (715 sqm – 7,693 sqft, 12 bedrooms and 8 bathrooms) structured on three levels. On the lower floor are the reception rooms, consisting of a magnificent entrance hall, a living room with a fireplace and the breakfast room for guests. On the upper floors, on the other hand, is the sleeping area, which has 12 bedrooms and 8 bathrooms in total.

A small **guesthouse** (70 sqm – 753 sqft, 2 bedrooms and 2 bathrooms) is used for guest reception and is structured on two levels. On the ground floor is the living area consisting of living room, kitchen and service bathroom, while on the second floor are two bedrooms and a bathroom.

The **rustic farmhouse** (340 sqm – 3,658 sqft, 5 bedrooms and 4 bathrooms) is a large building structured on two levels, housing on the ground floor a large event hall with kitchen and various storage rooms and on the second floor a living room with dining area, five bedrooms and four bathrooms. The building is in need of renovation.

The **country house** (343 sqm – 3,691 sqft, 7 bedrooms and 6 bathrooms), on the other hand, is distributed in two buildings located a short distance from the stately villa. At guests' disposal are two studio apartments with bathrooms and two spacious apartments. On the ground floor of the two buildings, on the other hand, are storages and a convenient **garage**.

Completing the property are the **restaurant** (267 sqm – 2,873 sqft, 3 bathrooms) for guests, a **deconsecrated chapel** with the **old sacristy** (87 sqm – 936 sqft), the **old pigsty** (48 sqm – 516 sqft) and **two tool sheds** (64 sqm – 687 sqft).

## EXTERIORS

The property spreads over about **15.5 hectares (38.3 acres)** in total.

The buildings are set in a beautiful private **English-style park** (about 23,000 sqm), furrowed by shady paths and dotted with holm oaks, oaks, cedars and linden trees. Instead, the elegant concrete and bronze fountains that decorate the gardens date from the early 20th century. Large portions of **arable land** (about 13.1 ha) would make it easy to start new crops and/or expand existing ones.

Not far from the villa are the **16 x 8 m swimming pool** surrounded by a terracotta sunbathing area equipped with sunbeds and umbrellas, and a clay **tennis court**.



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