

Ref. 1752 – **VILLA DEGLI ULIVI**

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MODERN VILLA WITH GARDEN AND 200 OLIVE TREES FOR SALE IN UMBRIA, CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria



Interiors
338 sqm

Bedrooms
3

Bathrooms
2

Total land
1.1 ha

Olive grove
200 trees

On the hills on the border between **Umbria** and **Tuscany**, in the municipality of **Città di Castello**, newly-built **villa** with garden and **200 olive trees** for sale. The building is laid over two floors: on the lower level there is a garage, a technical room and a cellar, while on the upper floor the dwelling consists of a living room with kitchen, three bedrooms, two bathrooms and a storage room.

The villa (338 sqm – 3,637 sqft) was built recently and is therefore in excellent condition. The finishes include terracotta and porcelain stoneware floors, LED spotlights and French windows that make the rooms very bright and welcoming. The window frames are made of wood.

Outside we find a **garden of 3,500 sqm**, entirely fenced in and completed by a paved apron particularly useful as a parking area for cars. All around the property there is an **olive grove** with **200 trees** (approx. 8,000 sqm), already in production.

If interested in increasing oil production, a further 7.4 ha of land with 1,800 olive trees and some portions of woodland are available.

SUMMARY OF THE PROPERTY

REFERENCE #: 1752 – VILLA DEGLI ULIVI

TYPE: countryside villa

CONDITIONS: newly built

LOCATION: hilly, panoramic

ACCESS: unpaved road (500 m)

INTERIORS: 338 square meters (3,637 square feet)

TOTAL ROOMS: 8

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: garden, paved apron/parking area, French windows, ceramic flooring, garage

EXTERIOR: 1.1 hectares (2.7 acres)

OLIVE GROVE: 200 trees

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + stove

CLOSEST CITIES AND TOWNS

Selci-Lama (5km; 10'), Città di Castello (11km; 15'), Sansepolcro (11km; 15'), Anghiari (21km; 25'), Umbertide (37km; 30'), Castiglion Fiorentino (43km; 50'), Cortona (56km; 1h 10'), Passignano sul Trasimeno (76km; 1h), Perugia (68km; 55')

CLOSEST AIRPORTS

Perugia San Francesco (66km; 50'), Firenze A. Vespucci (134km; 1h 45'), Ancona R. Sanzio (145km; 2h 5'), Pisa G. Galilei (195km; 2h 25'), Roma Ciampino (247km; 2h 50'), Roma Fiumicino (262km; 2h 50')





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