



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 1940 – **CASALE SANTA CHIARA**

[www.romolini.co.uk/en/1940](http://www.romolini.co.uk/en/1940)

## **COUNTRY HOUSE, AGRITURISMO FOR SALE IN UMBRIA, GUBBIO**

**Gubbio – Perugia – Umbria**

**VIEW ON OUR WEBSITE**



**Interiors**  
480 sqm

**Bedrooms**  
6

**Bathrooms**  
6

**Swimming pool**  
12 x 6 m

**Land**  
11.8 ha

**Olive grove**  
140 trees

On the hills of Umbria, in a retired and panoramic position, this stone country house is located just 10' from Umbertide and 3 km from the E45 motorway junction. The building has been restored and is currently working as an Agriturismo offering 480 sqm of surface for a total of 4 apartments (6 bedrooms and 7 bathrooms). A well-maintained garden surrounds the building and 11.8 ha of land accommodate a nice olive grove (roughly 140 trees).



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 1940 – CASALE SANTA CHIARA

**TYPE:** restored stone farmhouse, currently run as an Agriturismo

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** paved road

**INTERIORS:** 480 square meters (5,165 square feet)

**TOTAL ROOMS:** 13

**BEDROOMS:** 6

**BATHROOMS:** 6

**ANNEXES:** warehouse

**MAIN FEATURES:** stone walls, wooden beams, wooden doors, terracotta floors, fireplaces, garden, pool with paved solarium, portico, gazebo

**LAND:** 11.8 hectares (29.1 acres)

**GARDEN:** yes, well-maintained and fenced

**SWIMMING POOL:** 12 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Umbertide (7km; 10'), Città di Castello (30km; 25'), Perugia (31km; 30'), Monte Santa Maria Tiberina (32km; 35'), Passignano sul Trasimeno (41km; 35'), Deruta (46km; 35'), Cortona (46km; 55'), Assisi (48km; 40'), Todi (72km; 1h), Montefalco (74km; 55'), Siena (121km; 1h 30'), Florence (144km; 2h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (30km; 25'), Ancona R. Sanzio (116km; 1h 20'), Firenze A. Vespucci (159km; 1h 55'), Roma Ciampino (212km; 2h 20'), Bologna G. Marconi (218km; 2h 20'), Pisa G. Galilei (220km; 2h 30'), Roma Fiumicino (227km; 2h 25')



## CASALE SANTA CHIARA

On the hills of **Umbria**, in a retired and panoramic position, this **stone country house** is located just 10' from Umbertide and 3 km from the E45 motorway junction. The building has been restored and is currently working as an **Agriturismo** offering 480 sqm of surface for a total of 4 apartments (6 bedrooms and 7 bathrooms). A well-maintained garden surrounds the building and **11.8 ha of land** accommodate a nice **olive grove** (roughly 140 trees).

The property is provided with all the necessary services in the nearby town of **Umbertide** (7km; 10') and allows easily moving throughout several of the most interesting towns of Umbria (Perugia, Città di Castello, Assisi, Todi, Montefalco). The closest airport is Perugia (30km; 25') and for international flights, one can easily reach Rome, Bologna and Pisa.

## DESCRIPTION OF THE BUILDINGS

The **country house** (450 sqm – 4,842 sqft, 6 bedrooms and 6 bathrooms) is a rustic stone building over two floors. On the lower level is a spacious common hall used for dinners and breakfasts, the professional kitchen, a laundry and a bathroom for the staff. The remaining part of the building is then split into four apartments (including one for the owners on the ground floor).

- **Master apartment:** living room, two bedrooms and bathroom;
- **Apartment N°1:** living room with kitchen, bedroom and bathroom;
- **Apartment N°2:** living room with kitchen, bedroom and bathroom;
- **Apartment N°3:** living room with kitchen, two bedrooms and bathroom.

A **warehouse/garage** (30 sqm – 323 sqft) completes the property.

## EXTERIORS

The property covers a total area of **11.8 hectares (29.1 acres)** covered mostly with woodland and shrubland (8.6 ha). The remaining area is covered by an **olive grove with 140 trees** and some portions of arable land/grazing land (1.6 ha) that could be exploited for planting new crops and/or olive trees.

Around the farmhouse stretches a well-kept **7,600-sqm garden** decorated with tall trees, hedges and aromatic plants typical of the area. Not far from the building, on a terrace set slightly higher up, is the **12 x 6 m swimming pool** with terracotta-paved solarium.

## USE AND POTENTIAL USES

The property is currently working as an **Agriturismo**, with three apartments available for guests. It is always possible to convert the whole building into a huge private residence with 6 bedrooms or simply keep the accommodation business working.



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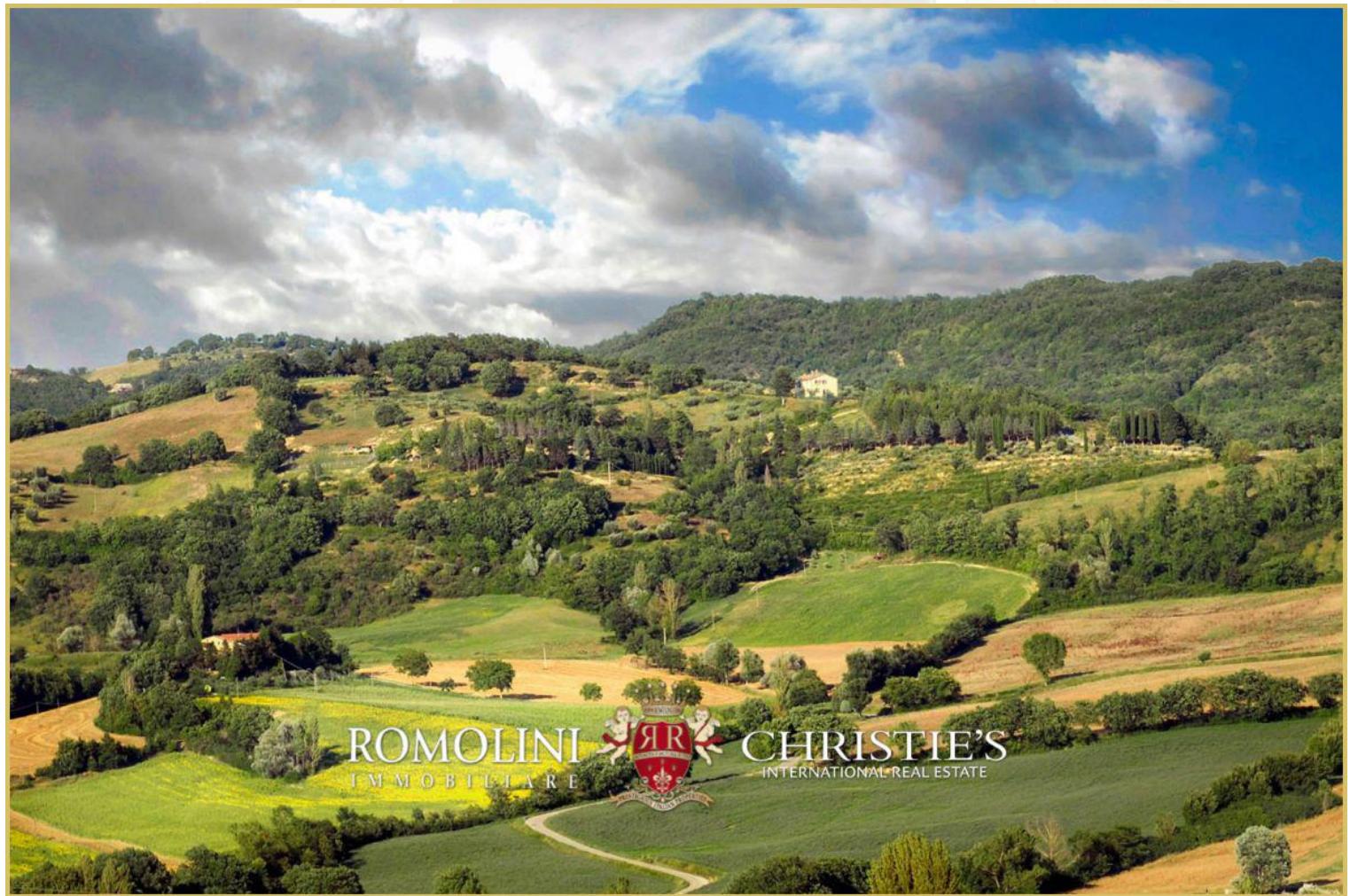
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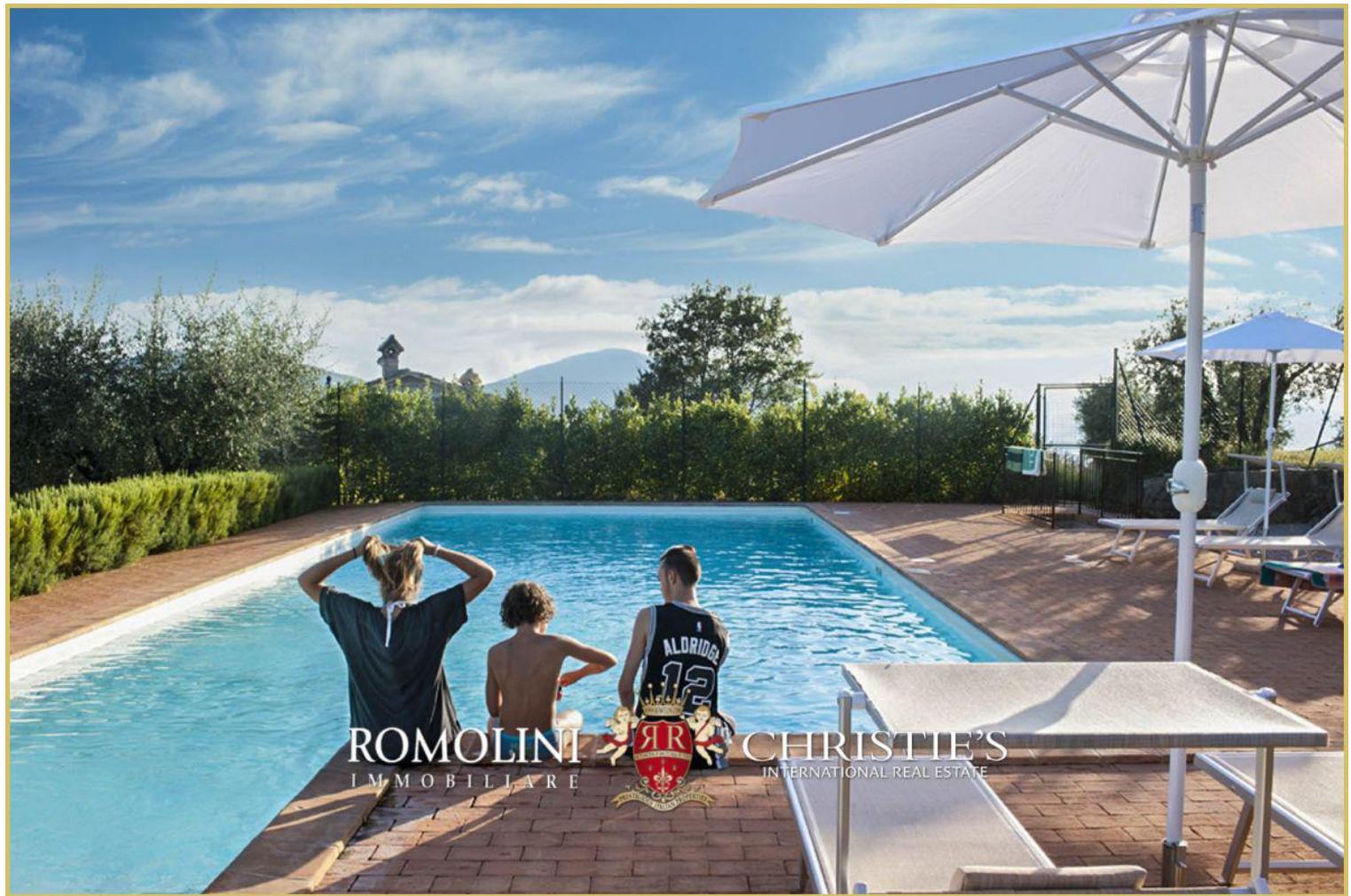
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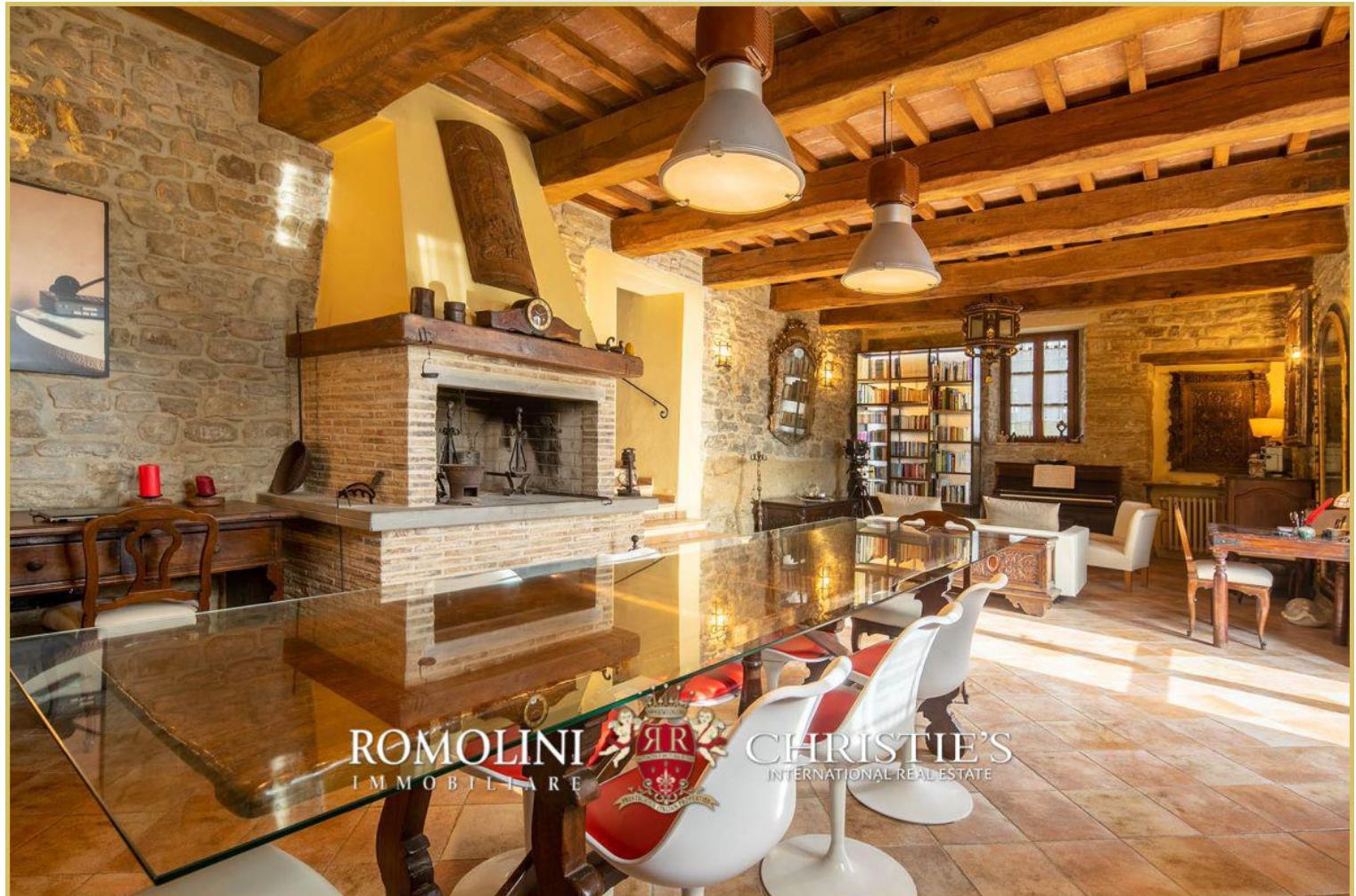
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