

ESTATE WITH MEDIEVAL TOWER AND POOL FOR SALE IN MONTE SANTA MARIA TIBERINA

Monte Santa Maria Tiberina – Perugia – Umbria



Interiors
560 m²

Bedrooms
10

Bathrooms
9

Total land
28.2 ha

Swimming pool
11 x 5 m

Lungo il confine tra Toscana e Umbria, in una posizione privata e molto panoramica, troviamo questa tenuta di 28,2 ettari con torre medievale, casali e campo da tennis in vendita. La proprietà conta un totale di 10 camere e 9 bagni ed è attualmente attiva come boutique hotel. Un oliveto con 500 piante permette di produrre un ottimo olio extravergine d'oliva.

SUMMARY OF THE PROPERTY

REFERENCE #: 2023 – THE TOWER ESTATE

TYPE: estate with medieval tower and farmhouses

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (2.0 km)

INTERIORS: 560 square meters (6,025 square feet)

TOTAL ROOMS: 21

BEDROOMS: 10

BATHROOMS: 9

MAIN FEATURES: stone walls, wooden beams, terracotta and stone floors, original stone fireplaces, vaulted ceilings, panoramic terrace, garden, olive grove, tennis court, swimming pool with solarium, canopy for cars, loggias

TOTAL LAND: 28.2 hectares (69.7 acres)

GARDEN: yes, well-maintained around the buildings

ANNEXES: carport

SWIMMING POOL: 11 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fan coils

CLOSEST CITIES AND TOWNS

Closest services (6km; 10'), Città di Castello (11km; 15'), Monterchi (12km; 15'), Monte Santa Maria Tiberina (15km; 30'), Sansepolcro (20km; 25'), Umbertide (33km; 30'), Arezzo (39km; 45'), Castiglion Fiorentino (40km; 45'), Cortona (54km; 1h), Perugia (62km; 50'), Passignano sul Trasimeno (72km; 1h), Montepulciano (85km; 1h 20'), Siena (105km; 1h 30'), Firenze (119km; 1h 45')

CLOSEST AIRPORTS

Perugia San Francesco (61km; 50'), Firenze Vespucci (131km; 1h 40'), Pisa Galilei (192km; 2h 20'), Bologna Marconi (195km; 2h 20'), Roma Ciampino (245km; 2h 55'), Roma Fiumicino (260km; 3h)

THE TOWER ESTATE

Along the border between **Tuscany** and **Umbria**, in a private and very panoramic location, we find this 28.2-ha estate with **medieval tower**, **farmhouses** and **tennis court** for sale. The property features a total of 10 bedrooms and 9 bathrooms and is currently working as a **boutique hotel**. A 500-tree olive grove allows producing excellent extra-virgin olive oil.

For everyday needs, the small nearby village has a supermarket and a bar, while all other amenities are conveniently available in the nearby towns of Città di Castello and Monterchi.

DESCRIPTION OF THE BUILDINGS

The **farmhouse N°1** (266 m² – 2,862 ft², 4 bedrooms and 2 bathrooms) is laid over two floors and is split into two independent apartments (one on each floor) plus two independent rooms on the ground floor currently used as storerooms.

- **Apt. N°1:** living room, kitchen, two bedrooms and bathroom;
- **Apt. N°2:** living room, kitchen, two bedrooms and bathroom.

The **farmhouse N°2** (166 m² – 1,786 ft², 4 bedrooms and 4 bathrooms) is laid on two floors as well and is split into two independent apartments (one on each floor).

- **Apt. N°3:** living room, kitchen, two bedrooms and two bathrooms;
- **Apt. N°4:** living room, kitchen, two bedrooms and two bathrooms.

The **medieval tower** (128 m² – 1,377 ft², 2 bedrooms and 3 bathrooms) is laid over three floors and the rooftop terrace offers a wonderful 360-degree view over the surrounding countryside.

- **Ground floor:** living room with fireplace;
- **First floor:** kitchen, dining room and bathroom;
- **Second floor:** two bedrooms with en-suite bathroom.

STATE AND FINISHES

The medieval tower was finely restored, preserving its most interesting features and valorizing its details. In particular, the huge underground vaulted room (once a water cistern for the garrison) has been restored and converted into a cozy tavern. On the upper floors, one can still see the beautiful stone walls and the armored structure of the tower.

The two farmhouses have been restored as well and are therefore in excellent shape, fully respecting the Tuscan and Umbrian styles: as for the tower, they feature stone walls, vaulted ceilings, original terracotta floors, stone fireplace and wooden beams.

EXTERIOR

The estate, located along the border between **Umbria** and **Tuscany**, covers a total surface of **28.2 hectares (69.7 acres)**. The majority of this surface is covered in arable/grazing land (21.9 ha) and mixed woodland (4.8 ha).

The remaining part of the property is planted with an ample **olive grove** (roughly 9,000 m²) with **500 trees** allowing for the production of excellent extra-virgin olive oil.

Right next to the tower, right on a stone terrace hugged by a hedge, there is the **pool** of the property, with its rounded edges and surrounded by a paved **solarium**.

Finally, the complex features a concrete **tennis court** located right along the access avenue, next to the canopies used for cars.





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE











ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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

www.romolini.com
(+39) 0575 788 948

www.vineyardswineries.com
info@romolini.com