



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2036 – **CASTELLETTO UMBRO**

[www.romolini.co.uk/en/2036](http://www.romolini.co.uk/en/2036)

## **SMALL MEDIEVAL CASTLE FOR SALE JUST ONE HOUR FROM ROME, UMBRIA**

**Terni – Terni – Umbria**



**Interiors**  
3,036 sqm

**Bedrooms**  
20

**Bathrooms**  
16

**Total land**  
20.1 ha

**Swimming pool**  
14 x 7 m

**Olive grove**  
21,1 ha

This medieval castle is right on the border between Umbria and Lazio, not far from a typical medieval town. The property (over 2,300 sqm in total) is made up of the keep (6 guest bedrooms) with wellness center, a restaurant, three villas (14 bedrooms, currently used by the owners), the animal stable (350 sqm) and a huge warehouse (1,200 sqm) for the tools. All around, the farm covers roughly 20.1 hectares of land and features a small olive grove (50 trees).



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2036 – CASTELLETTO UMBRO

**TYPE:** farm with ancient castle, currently used as an Agriturismo

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (800 m)

**INTERIORS:** 3,036 square meters (32,667 square feet)

**TOTAL ROOMS:** 40+

**BEDROOMS:** 20

**BATHROOMS:** 16

**ANNEXES:** restaurant, warehouse, stables, villas, ruins

**MAIN FEATURES:** stone walls, wooden beams, original terracotta floors, fireplaces, stone columns, wooden fixtures, wellness center, panoramic altana, loggia, restaurant, swimming pool, tuff-paved sunbathing area, project for a photovoltaic system, animal stable, small olive grove, bamboo grove, very close to the A1 highway junction

**TOTAL LAND:** 20.1 hectares (49.7 acres)

**GARDEN:** yes, around the castle and the restaurant

**SWIMMING POOL:** 14 x 7 m

**ELECTRICITY:** already connected + project for a photovoltaic system (96 kW)

**WATER SUPPLY:** private wells (with osmosis depurator)

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Orte (7km; 10'), Amelia (17km; 25'), Caprarola (37km; 45'), Terni (37km; 30'), Viterbo (38km; 35'), Orvieto (43km; 45'), Bolsena (63km; 1h), Todi (68km; 55'), Rome (72km; 50'), Montepulciano (102km; 1h 25'), Perugia (106km; 1h 15'), Assisi (108km; 1h 25'), Siena (153km; 1h 50'), Florence (210km; 2h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (107km; 1h 15'), Roma Fiumicino (111km; 1h 10'), Roma Ciampino (98km; 1h 15'), Firenze A. Vespucci (213km; 2h 20'), Pisa G. Galilei (274km; 3h), Bologna G. Marconi (295km; 3h 15')

© Agenzia Romolini Immobiliare s.r.l.

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

Tel: +39 0575 788 948 – Mail: [info@romolini.com](mailto:info@romolini.com)



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## CASTELLETTO UMBRO

This **medieval castle** is right on the border between **Umbria** and **Lazio**, not far from a typical medieval town. The property (over 2,300 sqm in total) is made up of the **keep** (6 guest bedrooms) with **wellness center**, a **restaurant**, **three villas** (14 bedrooms, currently used by the owners), the animal **stable** (350 sqm) and a huge **warehouse** (1,200 sqm) for the tools. All around, the farm covers roughly 20.1 hectares of land and features a small **olive grove** (50 trees). The property is located right along the so-called **Cammino della Luce** (literally, the Way of Light), a suggestive path similar to the one of Santiago, connecting Rome and Aquileia.

Services are all available in the nearby town (4km; 5') and the property can be reached via a short stretch of well-maintained unpaved road (roughly 800 m). The property is set in a strategic location and there are several road junctions available nearby. The A1 highway is, as a matter of fact, just 8 km from the property and from here one can take several different roads such as **SS79** connecting Rieti and Terni, the **E45** that leaves Italy to the north connecting Sicily and Finland at its extremities, and **SS675** that (once completed) will lead directly to the Tyrrhenic highway.

Also, the **Orte train station** is one of the most important junctions of Central Italy. From here, one can reach Rome in just 30 minutes, while Florence is no more than an hour and a half away. Also worth mentioning is the "shuttle" service to the Fiumicino airport.

Among the tourist destination worth visiting the most interesting are the shrines in Assisi and Cascia, the Marmore waterfall and the Nera Valley, the Etruscan sites of Tuscia (Tuscania, Tarquinia, Sutri...) and the beautiful medieval towns of Umbria and Lazio (Todi, Spoleto, Civita di Bagnoregio, Amelia, Orvieto...).

## DESCRIPTION OF THE BUILDINGS

The **castle** (400 sqm – 4,304 sqft, 6 bedrooms and 6 bathrooms), recently restored, is laid over three floors. On the ground floor is the generous wellness center featuring a whirlwind tub, sauna, emotional shower, massage room, two dressing rooms and bathroom. On the upper floor, accessed via a stone staircase leading to the first level, are six welcoming bedrooms with en-suite bathroom. Another staircase from the landing on the second floor reaches a cozy and romantic restaurant room at the top of the tower, with a stunning view over the surrounding countryside.

The building has been recently restored to preserve its charm that comes from centuries of history. The keep has a very simple, quadrangular shape characterized by the typical stone walls. The arched windows testify the conversion of the building into a private countryside villa sometime in the past, since castles used to only have small windows to keep the building warm and provide the defenders with protection. Inside, the castle still features original terracotta floors and wooden beams, while the bathrooms have all been updated to 21<sup>st</sup>-century standards and to provide the guests with maximum comfort.

Right in front of the castle is a **restaurant** (260 sqm – 2,798 sqft, 2 bathrooms), recently built but decorated with local stones and chestnut beams as to blend with the surroundings. Inside, a huge dining hall is decorated with a big fireplace, while on the rear of the building are the professional kitchen, a pantry, a huge storage room, an office and the service bathrooms.

On the spacious apron right next to the restaurant are **three villas** (120 sqm – 1,291 sqft, totaling 14 bedrooms and 8 bathrooms): each of these buildings is split into two independent apartments, each made out in turn of at least two bedrooms, living area with cooking corner, two bathrooms and private porch (15 sqm). These buildings are currently used by the owners and are not rented out to guests; however it would be possible to use a number of bedrooms to increase the accommodation capacity of the Agriturismo.



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

A short distance from the complex, in a defiladed location, is a huge **warehouse** (1,200 sqm – 12,912 sqft) that is currently used to shelter tools and vehicles used in the farming business. The building's old roof is being replaced, and a **96-kW photovoltaic system** with **18 batteries** will also be installed on the occasion, which will provide total energy independence for the property, as well as the resale of about 30% of the energy produced.

The property is then completed by a second warehouse, used as **animal stable** (350 sqm – 3,766 sqft) where the farm breeds pigs, calves, sheep, goats, chickens, hens and ducks.

What's more, the property also includes a **ruined country house** (276 sqm – 2970 sqft, with possibility of expanding it for further 100 sqm), a **ruined barn** (40 sqm – 430 sqft, also with the possibility of further expanding it by 100 sqm) and five **pigsties** (totaling 150 sqm – 1,614 sqft).

The newly-approved local regulation also paved the way for the expansion of the property by about 1,000 sqm (10,760 sqft).

## EXTERIORS

Right in front of the restaurant, not far from the castle, the complex features a **14 x 7 m swimming pool** surrounded by a spacious sunbathing area (paved in local tuff-stone) that thanks to its location and a very functional lighting system can be easily used for events together with the restaurant.

All around, the estate covers a surface of approximately **20.1 hectares** (49.7 acres). A small **olive grove** (roughly 50 trees) allows producing oil for private use, while another hectare of the property has been planted a few years back (around 2019) with a bamboo grove that should enter production in the next couple of years (2024), with a potential income of € 40,000 per year.

An important detail is that approximately 5.0 hectares of land are interested by the new rules from the municipality that would allow creating more buildings in the property.



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



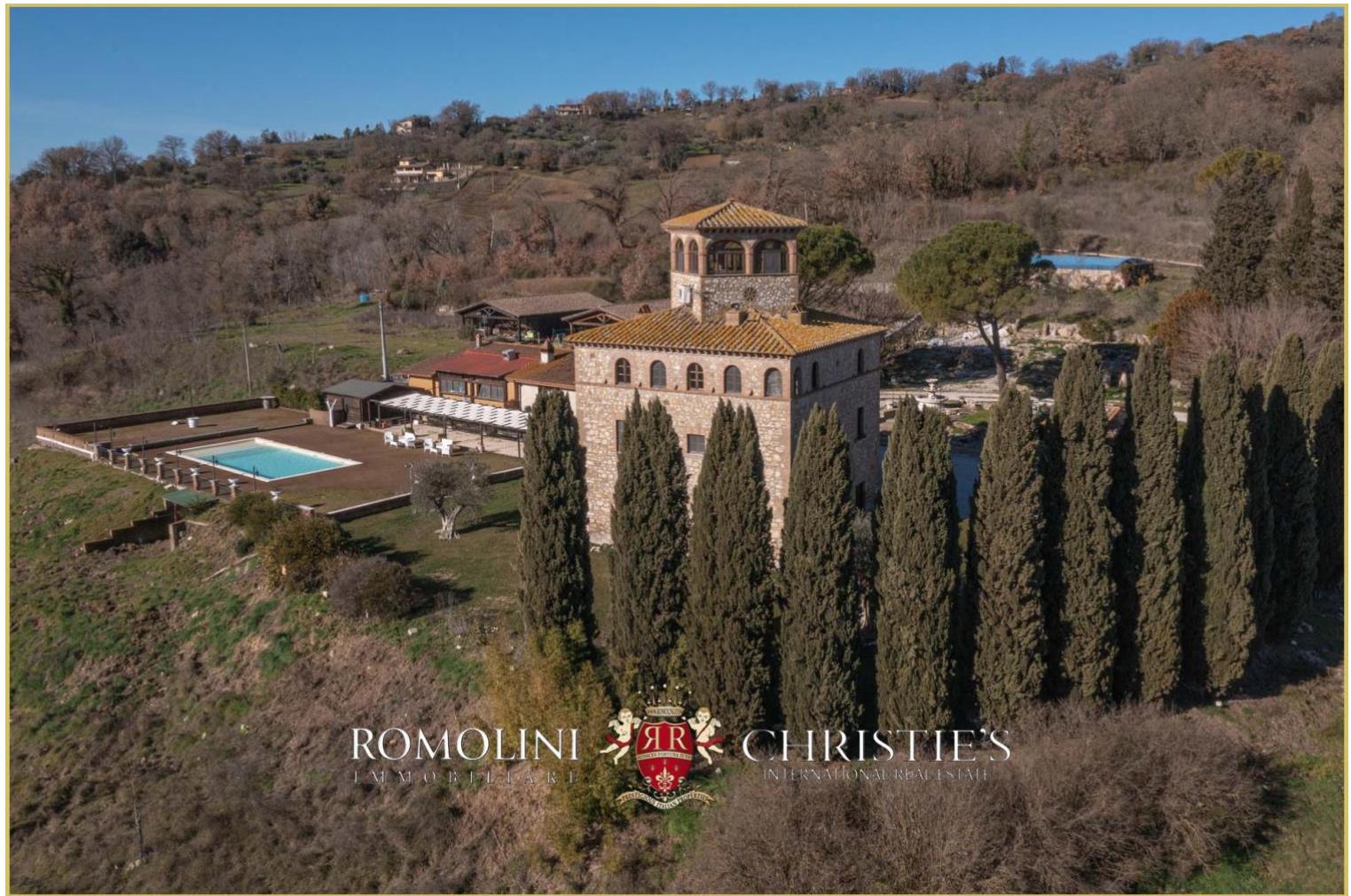
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

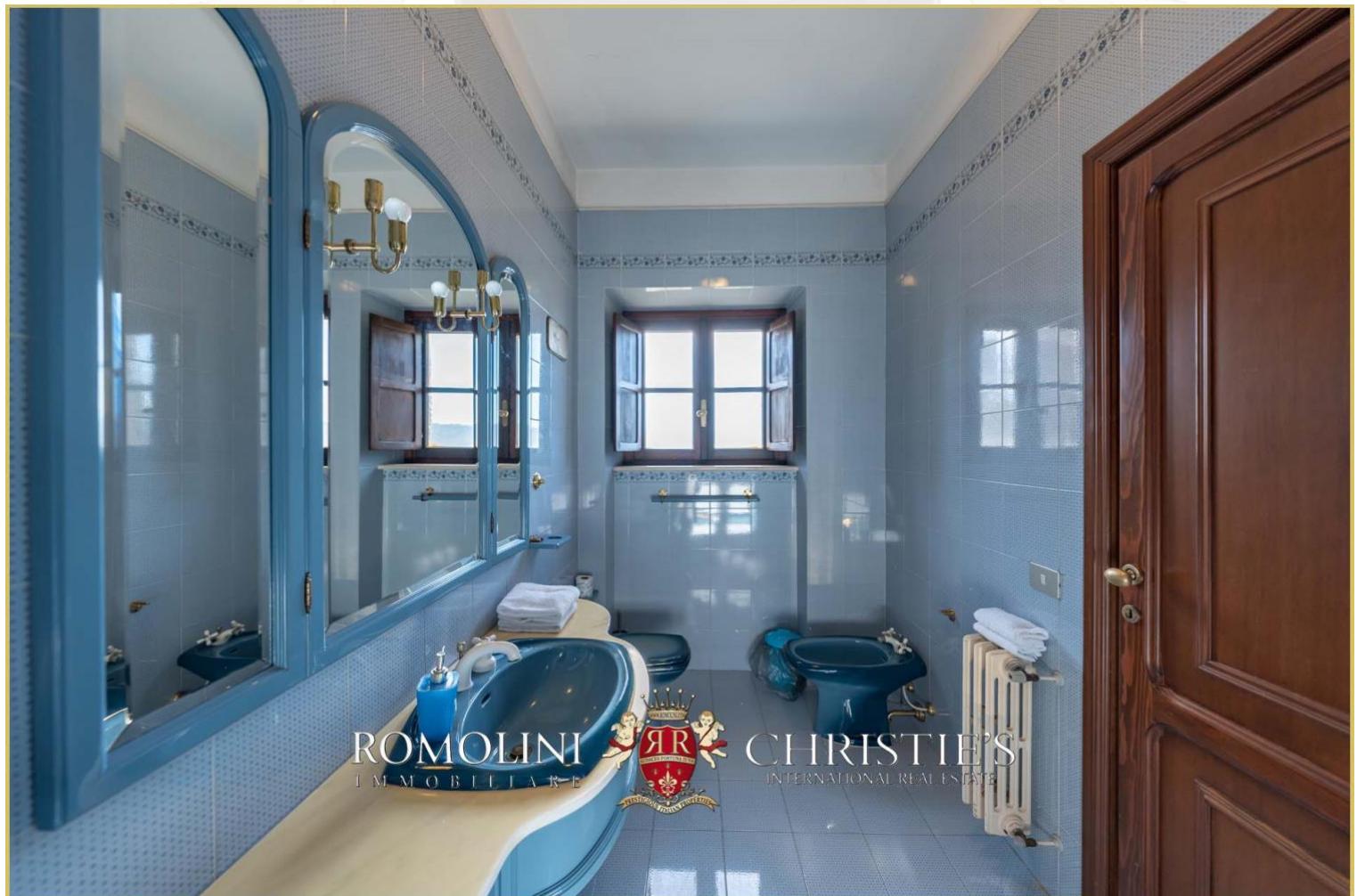




ROMOLINI  
IMMOBILIARE



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





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

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)