



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2102 – **CASE DEL POGGIO**

RESTORED COUNTRY HOUSE FOR SALE WITHIN WALKING DISTANCE FROM MONTE SANTA MARIA

Monte Santa Maria Tiberina – Perugia – Umbria

www.romolini.co.uk/en/2102



Interiors
310 sqm

Bedrooms
4

Bathrooms
4

Land
1.0 ha

In a panoramic position just outside the medieval town of Monte Santa Maria Tiberina, restored country houses with land and small vineyard. The two buildings (310 sqm) were built over the remains of a medieval tower and currently include 4 bedrooms and 4 bathrooms. The land (approximately 1.0 hectare) houses a convenient garden around the buildings, woodland and a small vineyard to be recovered.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2102 – CASE DEL POGGIO

TYPE: farmhouses with land

CONDITIONS: restored

LOCATION: panoramic, just outside the town

MUNICIPALITY: Monte Santa Maria Tiberina

PROVINCE: Perugia

REGION: Umbria

INTERIORS: 310 square meters (3,366 square feet)

TOTAL ROOMS: 10

BEDROOMS: 4

BATHROOMS: 4

MAIN FEATURES: stone walls, terracotta floors, wooden beams, stone fireplaces, garden, canopy for cars, small vineyard to be replanted

LAND: 1.0 hectares (2.5 acres)

GARDEN: yes, fenced

ANNEXES: canopy for cars

ACCESS: excellent

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well + natural spring

TELEPHONE: already connected

ADSL: yes

GAS: municipal network

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Monte Santa Maria Tiberina (300m; 2'), Città di Castello (11km; 20'), Umbertide (25km; 30'), Anghiari (40km; 50'), Cortona (48km; 1h 10'), Gubbio (55km; 55'), Perugia (57km; 50'), Passignano sul Trasimeno (67km; 1h), Assisi (74km; 1h), Siena (107km; 1h 40'), Florence (122km; 1h 50')

CLOSEST AIRPORTS

Perugia San Francesco (56km; 50'), Firenze Vespucci (134km; 1h 50'), Pisa Galilei (194km; 2h 30'), Bologna Marconi (203km; 2h 25'), Roma Ciampino (238km; 2h 50'), Roma Fiumicino (253km; 2h 55')



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CASE DEL POGGIO

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Services are all available in the town (300m; 2'), easily reached on foot as well. By car one can visit the most notable cities on **Tuscany** and **Umbria** in less than two hours (Città di Castello, Umbertide, Cortona, Montepulciano, Perugia, Siena...). The closest airport is the one in Perugia (56km; 50').

DESCRIPTION OF THE BUILDINGS

Il **casale A** (180 mq, 2 camere e 2 bagni) è costruito sui resti di una torre del XIII secolo e si struttura su due piani:

- **Piano terra**: cucina, salotto e bagno;
- **Piano primo**: due camere e bagno.

Il **casale B** (130 mq, 2 camere e 2 bagni) è strutturato invece su un solo piano che comprende cucina, salotto, bagno e due camere (una delle quali con bagno en-suite). All'esterno, con accesso indipendente, si trovano due stanze seminterrate attualmente usate come cantina e vano tecnico.

Tutto attorno ai casali si stende il terreno (circa 1,0 ettaro) completamente recintato. Un piccolo vigneto è incluso nella proprietà, ma è necessario un recupero pressoché totale della vigna per poterla sfruttare. Una tettoia permette di mettere al riparo alcune auto nella proprietà.

EXTERIORS PHOTOS



INTERIORS PHOTOS

