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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2310 – **MONTONE FARMHOUSE**

COUNTRY HOUSE TO BE COMPLETED FOR SALE IN A PANORAMIC POSITION, MONTONE

Montone – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
280 sqm

Bedrooms
4 (up to 5)

Bathrooms
6

Land
8.5 ha

Access
Unpaved road

On the hills of the Tiber Valley, between Montone and Città di Castello, farmhouse to be restored with 8.5 hectares of land. The building has been consolidated and only needs internal finishing work: the current project envisages the creation of 4 bedrooms and 6 bathrooms in addition to a spacious living area on the ground floor. The land around the building (approx. 1,000 sqm) offers sufficient space for the creation of a panoramic garden, and the coppice could provide wood for heating at a reduced cost.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2310 – MONTONE FARMHOUSE

TYPE: farmhouse

CONDITIONS: builder's finish

LOCATION: hilly, panoramic

ACCESS: unpaved road (1.4 km)

INTERIORS: 280 square meters (3,013 square feet)

TOTAL ROOMS: 11

BEDROOMS: 4

BATHROOMS: 6

ANNEXES: no

MAIN FEATURES: stone walls, wooden beams, loggias, very quiet location, arches, small terrace

EXTERIORS: 8.5 hectares (21.1 acres)

GARDEN: to be landscaped

SWIMMING POOL: no

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Montone (4km; 10'), Umbertide (12km; 20'), Città di Castello (25km; 30'), Gubbio (35km; 45'), Sansepolcro (38km; 40'), Tuoro sul Trasimeno (41km; 50'), Perugia (44km; 45'), Cortona (48km; 1h), Castiglion Fiorentino (51km; 1h 5'), Assisi (61km; 55'), Todi (85km; 1h 10'), Pienza (107km; 1h 45'), Montalcino (126km; 2h), Siena (131km; 1h 50'), Florence (138km; 2h), RoEa (211km; 2h 40')

CLOSEST AIRPORTS

Perugia San Francesco (44km; 45'), Rimini F. Fellini (141km; 2h 10'), Ancona R. Sanzio (146km; 1h 55'), Firenze A. Vespucci (155km; 2h), Bologna G. Marconi (215km; 2h 40'), Pisa G. Galilei (216km; 2h 45'), Roma Ciampino (225km; 2h 35'), Roma Fiumicino (239km; 2h 45')

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MONTONE FARMHOUSE

On the hills of the **Tiber Valley**, between **Montone** and **Città di Castello**, farmhouse to be **re-stored** with **8.5 hectares of land**. The building has been consolidated and only needs internal finishing work: the current project envisages the creation of 4 bedrooms and 6 bathrooms in addition to a spacious living area on the ground floor. The land around the building (approx. 1,000 sqm) offers sufficient space for the creation of a **panoramic garden**, and the **coppice** could provide wood for heating at a reduced cost.

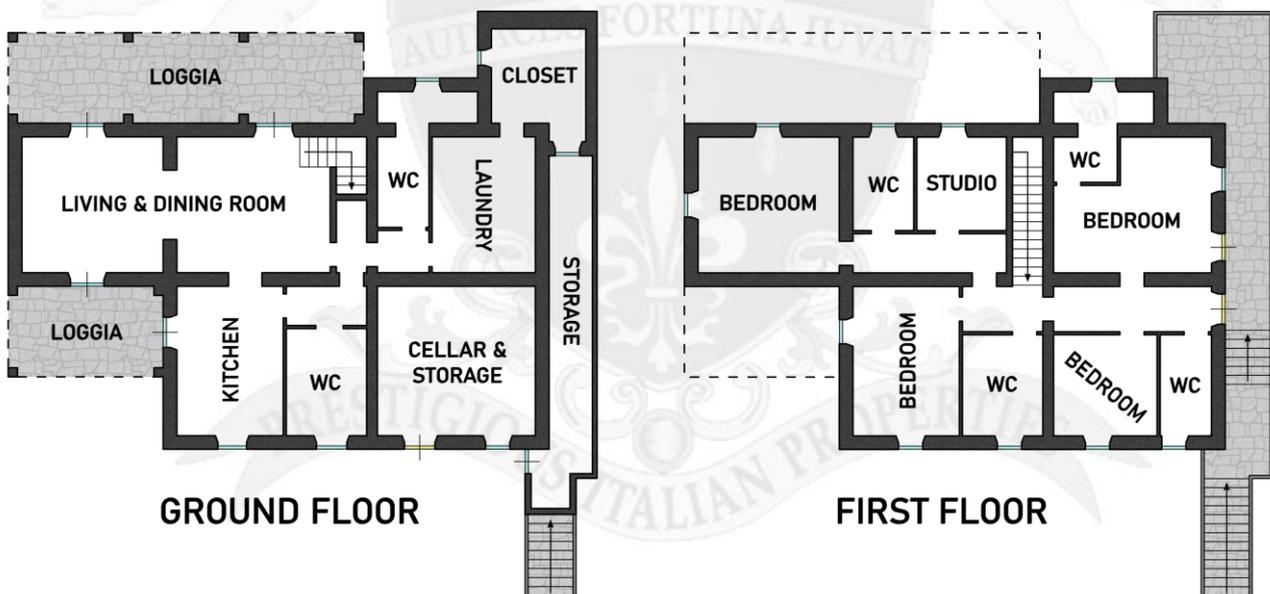
The property can be reached via an unpaved road (1.4 km) that connects directly to the municipal road system, and the medieval town of Montone is just a 10' drive from the farmhouse: all basic services can be found there. The most notable cities of **Tuscany** and **Umbria** are within driving distance (Umbertide, Città di Castello, Sansepolcro, Perugia, Cortona, Siena, Florence...).

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (280 sqm – 3,013 sqft, 4 bedrooms and 6 bathrooms) is currently in builder's finish, with consolidation work and re-roofing completed in recent years. There is already a **renovation project** for the distribution of the interior spaces that envisages the living area on the ground floor and the sleeping area on the first floor.

Entering from the loggia on the ground floor, one finds oneself in a large living room with dining area and exit to a second loggia on the ground floor. From the living room one passes to the kitchen (also with exit to the backside loggia) and to the central hallway that leads to the main bathroom and to the laundry room with service bathroom and storage. With independent access from the outside one then finds a cellar/storage room and a storage room that doubles as a cavity to protect the house from moisture.

Going up to the first floor, via either an internal or external staircase, we reach the sleeping area consisting of three bedrooms with en-suite bathroom, a small office space and a bedroom with bathroom in the corridor. The office space could, in any case, be used as a children's bedroom.



EXTERIORS

The farmhouse is surrounded by approximately **8.5 hectares (21.1 acres) of land**. Around the building are 1,000 sqm of flat land that could be converted, once the work on the house is finished, into a beautiful garden with views over the valley below. Moving away from the farmhouse we then find **woodland** (5.4 ha, mostly coppice) and open land with pastures and arable land (3.0 ha).













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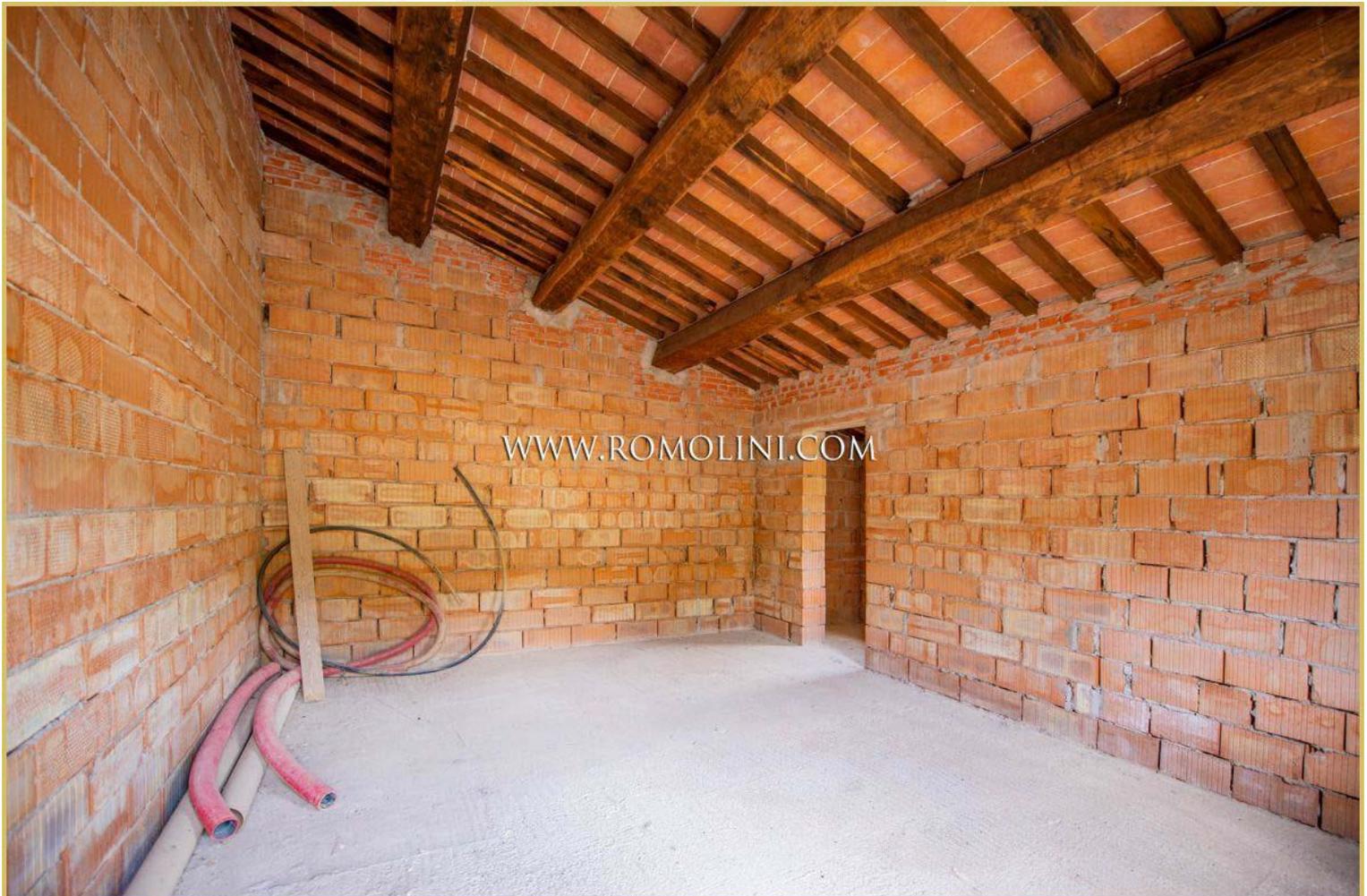


















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