



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2340 – **CASALE IL POGGIO**

FARMHOUSE TO BE RESTORED FOR SALE IN A PANORAMIC POSITION IN UMBRIA

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
499 sqm

Bedrooms
Up to 5

Bathrooms
Up to 4

Land
1.0 ha

In a panoramic position in the hills of Umbria, not far from Città di Castello, stone farmhouse to be restored with outbuildings. The house (470 sqm) is currently in ruins and needs complete renovation in order to be inhabited. The considerable size of the building makes it suitable both as a private residence and as a possible accommodation business. The 1.0-ha plot of land around the farmhouse could be cleared and converted into a garden.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2340 – CASALE IL POGGIO

TYPE: ruins with land

CONDITIONS: to be restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road (2.2 km)

INTERIORS: 499 square meters (5,369 square feet)

TOTAL ROOMS: up to 15

BEDROOMS: up to 6

BATHROOMS: up to 5

MAIN FEATURES: panoramic view, outbuildings, wooden beams, land, stone walls

LAND: 1.0 hectare (2.5 acres)

GARDEN: to be landscaped

ANNEXES: yes, three agricultural outbuildings

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Trestina (13km; 15'), Monte Santa Maria Tiberina (21km; 30'), Città di Castello (24km; 30'), Umbertide (25km; 30'), Cortona (25km; 45'), Sansepolcro (41km; 40'), Arezzo (45km; 1h), Anghiari (47km; 45'), Tuoro sul Trasimeno (50km; 1h), Gubbio (55km; 55'), Perugia (58km; 55'), Assisi (74km; 1h)

CLOSEST AIRPORTS

Perugia San Francesco (67km; 50'), Firenze A. Vespucci (139km; 1h 50'), Ancona R. Sanzio (161km; 2h), Pisa G. Galilei (200km; 2h 30'), Bologna G. Marconi (216km; 2h 30'), Roma Ciampino (238km; 2h 45'), Roma Fiumicino (253km; 2h 45')

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CASALE IL POGGIO

In a panoramic position in the hills of **Umbria**, not far from **Città di Castello**, stone **farmhouse to be restored** with outbuildings. The house (470 sqm) is currently in ruins and needs complete renovation in order to be inhabited. The considerable size of the building makes it suitable both as a private residence and as a possible accommodation business. The **1.0-ha plot of land** around the farmhouse could be cleared and converted into a garden.

Accessed via an unpaved road in excellent condition (2.2 km), the farmhouse is a short distance from a small town offering all basic services and about half an hour's drive from Città di Castello and Umbertide. Perugia airport can be reached in less than an hour.

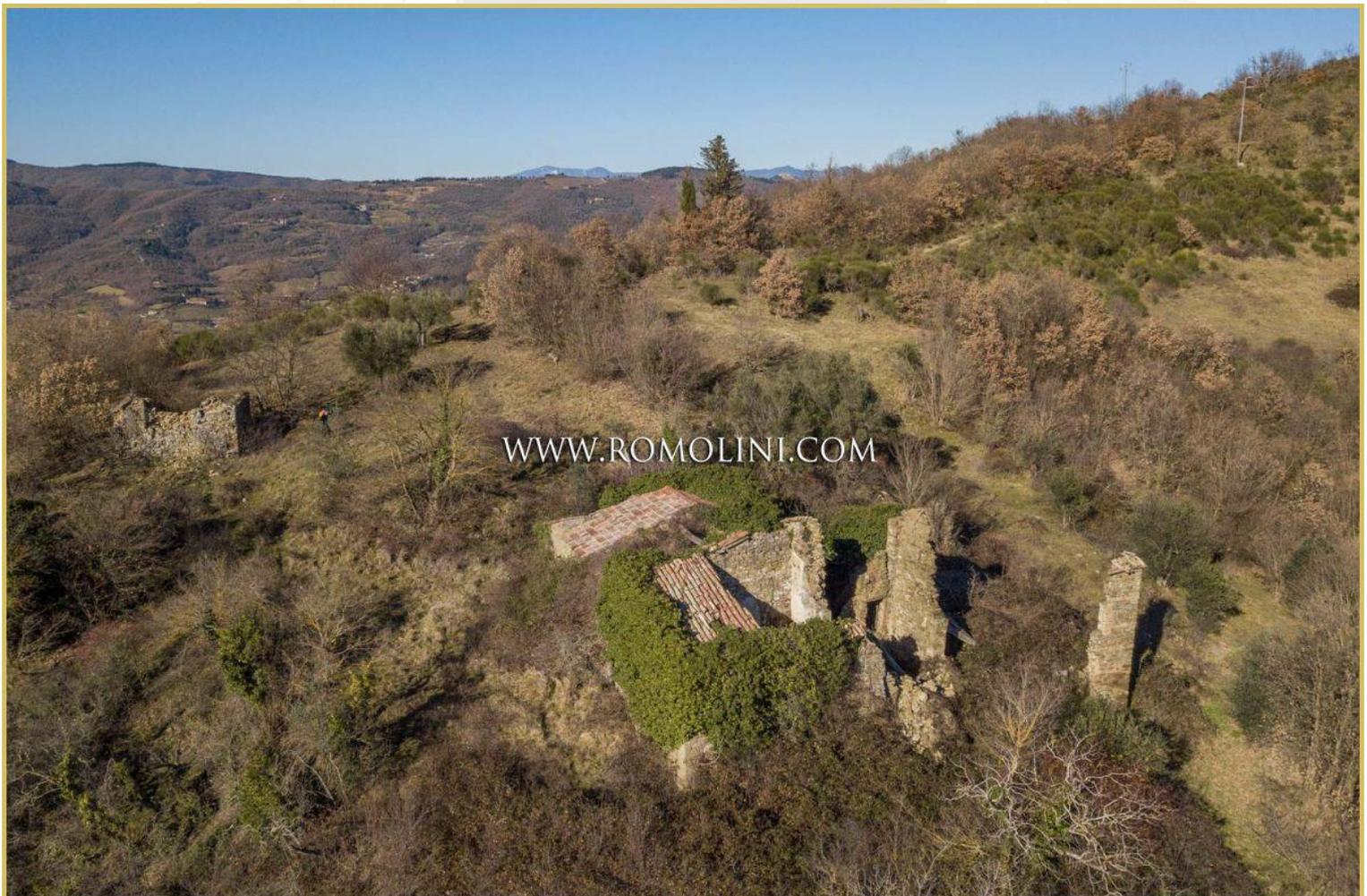
DESCRIPTION OF THE BUILDINGS

The **farmhouse** (470 sqm – 5,057 sqft) is on three levels and is currently in ruins. The building is in need of complete renovation to restore floors and roofs. The layout of the building can be chosen by the new owners by proposing a project.

The property is completed by an **old barn** (19 sqm – 204 sqft) and two small **agricultural outbuildings** (10 sqm – 108 sqft), also in need of renovation.

The property covers in its entirety approximately **1.0 hectare (2.5 acres)**. The land is dotted with trees and could be cleared and worked to create a nice garden in which to enjoy the pleasant summer days.









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