

## **PANORAMIC COUNTRY HOUSE FOR SALE IN UMBERTIDE, UMBRIA**

**Umbertide – Perugia – Umbria**



**Interiors**  
438 sqm

**Bedrooms**  
8 (up to 9)

**Bathrooms**  
7 (up to 9)

**Total land**  
8.1 ha

In a panoramic position with view over the town of Umbertide, farmhouse to be restored with annex and land. The property (438 sqm) needs consolidation and modernization work but still has all the original finishes. The farmhouse currently houses 8 bedrooms, while the shed could be converted into a small guesthouse with 2 bedrooms. The 8.1 hectares of land include a small olive grove and could accommodate a swimming pool.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2363 – CASALE POGGETTO

**TYPE:** country house with outbuilding

**CONDITIONS:** habitable

**LOCATION:** hilly, panoramic, close to the town

**ACCESS:** unpaved road (1.5 km)

**INTERIORS:** 438 square meters (4,712 square feet)

**TOTAL ROOMS:** 15

**BEDROOMS:** 8 (up to 10)

**BATHROOMS:** 7 (up to 9)

**ANNEXES:** warehouse

**MAIN FEATURES:** stone walls, wooden beams, terracotta floors, vaulted ceilings, fireplaces, garden, loggia, porch, olive trees, photovoltaic system

**LAND:** 8.1 hectares (20.2 acres)

**GARDEN:** yes

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected + photovoltaic system

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators + pellet stove

## CLOSEST CITIES AND TOWNS

Umbertide (5km; 10'), Gubbio (27km; 30'), Città di Castello (29km; 25'), Perugia (30km; 30'), Monte Santa Maria Tiberina (31km; 35'), Cortona (45km; 55'), Deruta (45km; 35'), Passignano sul Trasimeno (40km; 40'), Assisi (47km; 40'), Spello (49km; 35'), Castiglion del Lago (59km; 50'), Arezzo (65km; 1h), Todi (71km; 55'), Montepulciano (76km; 1h 10'), Orvieto (103km; 1h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (30km; 25'), Ancona R. Sanzio (120km; 1h 40'), Rimini F. Fellini (151km; 2h 10'), Firenze A. Vespucci (158km; 1h 55'), Grosseto C. Baccharini (185km; 2h 15'), Pisa G. Galilei (221km; 2h 50'), Roma Ciampino (211km; 2h 20'), Roma Fiumicino (225km; 2h 25')

## CASALE POGGETTO

In a panoramic position with view over the town of **Umbertide**, **farmhouse to be restored** with annex and land. The property (438 sqm) needs consolidation and modernization work but still has all the original finishes. The farmhouse currently houses 8 rooms, while the shed could be converted into a small **guesthouse** with 2 bedrooms. The **8.1 hectares of land** include a small olive grove and could accommodate a **swimming pool**.

The presence of numerous bedrooms, many of which with totally independent access, make the property very suitable for use as an **accommodation business**, not to mention its very convenient location close to a town.

The services are all available in Umbertide (5km; 10') but the proximity to the junction of the **E45 motorway** makes it possible to reach the historic towns of Umbria in less than an hour (Gubbio, Città di Castello, Perugia, Assisi, Todi...).

## DESCRIPTION OF THE BUILDINGS

The two-storey **farmhouse** (381 sqm – 4,099 sqft, 8 bedrooms and 7 bathrooms) is in good condition but needs some consolidation and modernization work, as the last renovation dates back to the 1980s.

On the ground floor, one enters through a spacious porch into the central living area with bathroom and access to the kitchen with pantry. The internal staircase then reaches the first floor (which can also be reached directly from the external staircase with loggia) where there is a large living room with fireplace, a private office space, four bedrooms and two bathrooms.

Returning to the ground floor there is also direct access from outside to four guest bedrooms, each with its own private bathroom.

The **warehouse** (57 sqm – 613 sqft, up to 2 bedrooms and 2 bathrooms), located not far from the farmhouse, is currently divided into two large rooms that could be converted (subject to authorization by the competent office) into two guest bedrooms with en-suite bathroom.

## EXTERIOR

The farmhouse is surrounded by approximately **8.1 hectares (20.2 acres) of land**, set on the gentle slope of the hill. The property has about **100 olive trees** (partly to be cleaned and pruned), arable land (about 3.0 ha) and woodland (located downhill from the farmhouse).

The gravel avenue that starts from the main road ends in an open space right in front of the farmhouse, which is very convenient for parking several cars, especially if interested in starting an accommodation business. To the west of the house, the garden is flat enough to build a **swimming pool** (subject to the approval of the competent authorities).





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