



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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Ref. 2364 – **CASALE DIONISO**

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## **PANORAMIC COUNTRY HOUSE TO BE RESTORED FOR SALE BETWEEN UMBERTIDE AND CORTONA**

**Umbertide – Perugia – Umbria**

**VIEW ON OUR WEBSITE**



**Interiors**  
441 sqm

**Bedrooms**  
5+

**Bathrooms**  
5+

**Land**  
3.6 ha

Halfway between Umbertide and Cortona, on the border between Umbria and Tuscany, farmhouse to be restored with annexes for sale. The property is located in a panoramic position and is in need of restoration and renovation. There are currently 5 bedrooms, but the agricultural outbuildings could be used to create one (or more) guesthouses. The property is then completed by 3.8 ha of land with the possibility of building a swimming pool.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2364 – CASALE DIONISO

**TYPE:** ruined farmhouse

**CONDITIONS:** to be restored

**LOCATION:** hilly, panoramic and close to a center

**ACCESS:** unpaved road (250 m)

**INTERIORS:** 441 square meters (4,744 square feet)

**TOTAL ROOMS:** 17

**BEDROOMS:** 5+

**BATHROOMS:** 5+

**ANNEXES:** drying barn, pigsty and workshop

**MAIN FEATURES:** stone walls, wooden beams, terracotta floors, fireplaces, cellar, buildings to be restored, panoramic views, possibility of planting a small vineyard

**LAND:** 3.8 hectares (9.4 acres)

**GARDEN:** to be landscaped

**SWIMMING POOL:** no, but possible

**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

Closest services (1km; 3'), Umbertide (7km; 10'), Città di Castello (24km; 20'), Monte Santa Maria Tiberina (26km; 30'), Passignano sul Trasimeno (28km; 35'), Cortona (32km; 35'), Gubbio (37km; 40'), Sansepolcro (38km; 30'), Perugia (40km; 35'), Castiglion Fiorentino (43km; 50'), Assisi (57km; 50'), Arezzo (60km; 55'), Pienza (74km; 1h 20'), Siena (102km; 1h 25'), Orvieto (113km; 1h 35'), Florence (134km; 1h 55')

## CLOSEST AIRPORTS

Perugia San Francesco (40km; 35'), Firenze A. Vespucci (154km; 1h 55'), Pisa G. Galilei (215km; 2h 35'), Bologna G. Marconi (214km; 2h 30'), Roma Ciampino (221km; 2h 30'), Roma Fiumicino (235km; 2h 35')

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## CASALE DIONISO

Halfway between **Umbertide** and **Cortona**, on the border between **Umbria** and **Tuscany**, **farmhouse to be restored** with annexes for sale. The property is located in a panoramic position and is in need of restoration and renovation. There are currently 5 bedrooms, but the agricultural outbuildings could be used to create one (or more) guesthouses. The property is then completed by **3.8 ha of land** with the possibility of building a swimming pool.

The farmhouse can be reached via a short stretch of gravel road (approx. 250 m) and a small grocery shop is located in the nearby town (1 km; 2'). The convenient location on the border between **Tuscany** and **Umbria** means that the art cities of both regions can be easily reached in less than two hours (Umbertide, Città di Castello, Cortona, Gubbio, Assisi, Perugia, Pienza, Orvieto...).

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (269 sqm – 2,894 sqft, 5 bedrooms and 1 bathroom) is a stone and masonry building on two floors. On the lower level are the old cellars and stables, while on the upper floor is the farmer's dwelling consisting of a living area with kitchen, five bedrooms and a bathroom. The structure is in need of complete renovation, both internally and externally. However, the original finishes such as wooden beams, terracotta floors and stone fireplaces are all still present and can be recovered to maintain the rustic charm of the building.

Next to the farmhouse are three old farm outbuildings, all in need of renovation. More specifically, these are a **tobacco drying barn** (64 sqm – 688 sqft), a **pigsty** (68 sqm – 732 sqft) and a **workshop** (40 sqm – 430 sqft). In addition to simple renovation, the volumes of these annexes could be used for the construction of a guesthouse.

## EXTERIORS

The ruin is accompanied by approximately **3.8 hectares (9.4 acres) of land**, most of which is currently covered by trees. Around the building, the free space is very suitable for the creation of a garden and, subject to the opinion of the competent bodies, the construction of a **swimming pool**. In the past there was a **small vineyard** on the property (approx. 1.3 ha) which could be replanted to produce a small amount of wine for private use.



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