



ROMOLINI
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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2371 – **CASALE SANTA SPINA**

COUNTRY HOUSE WITH FORMER BARN FOR SALE IN MONTONE, UMBRIA

Montone – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
240 mq

Bedrooms
6

Bathrooms
5

Land
8,083 sqm

In the hills of Umbria, a short distance from Montone and Pietralunga, farmhouse with former barn for sale. The property (240 sqm, 6 bedrooms in total) consists of two buildings in good condition, with the typical rustic style still intact, and is also suitable to start a small accommodation business. Outside, approximately 8,000 sqm of land are planted with gardens and could accommodate a swimming pool.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2371 – CASALE SANTA SPINA

TYPE: country house with guesthouse

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (700 m)

INTERIORS: 240 square meters (2,583 square feet)

TOTAL ROOMS: 14

BEDROOMS: 6

BATHROOMS: 5

ANNEXES: former barn

MAIN FEATURES: stone and brick walls, wooden beams, original stone fireplaces, terracotta flooring, loggia, porch

LAND: 8,083 square meters (2.0 acres)

GARDEN: yes, to be spruced up

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Montone (8km; 20'), Pietralunga (11km; 15'), Umbertide (15km; 20'), Gubbio (27km; 35'), Città di Castello (32km; 40'), Monte Santa Maria Tiberina (34km; 50'), Sansepolcro (45km; 35'), Perugia (48km; 45'), Cortona (54km; 1h), Passignano sul Trasimeno (57km; 55'), Assisi (65km; 1h), Urbino (75km; 1h 20'), Montepulciano (92km; 1h 25'), Orvieto (119km; 1h 45'), Siena (136km; 1h 50'), Florence (142km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (47km; 40'), Firenze A. Vespucci (161km; 2h 10'), Pisa G. Galilei (222km; 2h 50'), Bologna G. Marconi (220km; 2h 40'), Roma Ciampino (231km; 2h 45'), Roma Fiumicino (246km; 2h 50')

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CASALE SANTA SPINA

In the hills of **Umbria**, a short distance from **Montone** and **Pietralunga**, **farmhouse** with **former barn** for sale. The property (240 sqm, 6 bedrooms in total) consists of two buildings in good condition, with the typical rustic style still intact, and is also suitable to start a **small accommodation business**. Outside, approximately **8,000 sqm of land** are planted with gardens and could accommodate a swimming pool.

Easily reached via a short stretch of unpaved road (700 m) in good condition, the farmhouse has all the services in the nearby town (8 km; 20') and makes it possible to visit the best-known historic towns of **Umbria** and **Tuscany** (Gubbio, Città di Castello, Assisi, Perugia, Cortona, Orvieto, Siena...) in little more than an hour.

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (155 sqm – 1,668 sqft, 4 bedrooms and 3 bathrooms) is on three floors and is currently divided into two apartments (one on each floor) plus a storeroom with bathroom on the lower level.

- **App. N°1**: living room with dining area and kitchen, bedroom, study and bathroom;
- **App. N°2**: living room with dining area, kitchen, three bedrooms and bathroom.

The **old barn** (85 sqm – 915 sqft, 2 bedrooms and 2 bathrooms) has been restored and converted into a charming three-story guesthouse. From the private courtyard a door leads into a small entrance hall with a service bathroom. From here one proceeds to the kitchen with exit to the porch (23 sqm – 247 sqft) and the living room. A spiral staircase from the kitchen then leads up to the turret in which two bedrooms and a bathroom have been created.

The property is in good condition and already habitable, with no need for structural work. In terms of finishes, the buildings still retain the typical country house finishes such as terracotta floors (the living room on the first floor of the farmhouse is particularly interesting in this regard), wooden beams, original stone fireplaces and the beehive windows typical of barns. The rooms are for the most part plastered and painted white so that light can best illuminate the interiors.

EXTERIORS

Outside, the farmhouse is surrounded by approximately **8,000 square meters (2.0 acres) of land**, landscaped as a garden all around the building and suitable for the construction of a swimming pool (subject to the approval of the competent authorities). The trees surrounding the farmhouse guarantee privacy and confidentiality.





















































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