



**ROMOLINI**  
IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2373 – **YOGA RETREAT**

## **SMALL YOGA HAMLET, COUNTRY HOUSE WITH OUTBUILDINGS FOR SALE IN UMBRIA**

**San Giustino – Perugia – Umbria**

**VIEW ON OUR WEBSITE**



**Interiors**  
505 sqm

**Bedrooms**  
8+

**Bathrooms**  
8+

**Land**  
4.0 ha

**Period**  
4th – 8th century

On the hills of Umbria, in a very quiet and panoramic location overlooking the green, renovated country house with yoga center and ruins to be restored. The property (505 sqm), thanks to a careful renovation, still boasts all the rustic finishes and is currently divided into two sections (for a total of 8 bedrooms and 8 bathrooms). Renovation of the ruins would allow the creation of new spaces for guests. About 4.0 ha of land, covered mostly with trees, complete the property.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2373 – YOGA RETREAT

**TYPE:** rural hamlet

**CONDITIONS:** restored

**LOCATION:** hilly, very panoramic

**ACCESS:** unpaved road (4.5 km)

**INTERIORS:** 505 square meters (5,434 square feet)

**TOTAL ROOMS:** 19+

**BEDROOMS:** 8+

**BATHROOMS:** 8+

**ANNEXES:** ruins to be restored

**MAIN FEATURES:** stone walls, wooden beams, terracotta floors, brick arches, original fireplaces, Langobardic tower, vaulted ceilings, ruins to be restored, yoga room, panoramic views, small vegetable garden, flat land for horses

**LAND:** 4.0 hectares (9.9 acres)

**GARDEN:** yes, around the farmhouse

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

San Giustino (12km; 15'), Sansepolcro (16km; 30'), Città di Castello (17km; 25'), Anghiari (26km; 35'), Monte Santa Maria Tiberina (27km; 40'), Umbertide (39km; 45'), Caprese Michelangelo (40km; 50'), Cortona (60km; 1h 20'), Tuoro sul Trasimeno (63km; 1h 10'), Urbino (65km; 1h 30'), Perugia (68km; 1h), Spello (87km; 1h 10'), Castiglione del Lago (97km; 1h 25'), Todi (109km; 1h 30'), Orvieto (141km; 2h), Rome (236km; 3h)

## CLOSEST AIRPORTS

Perugia San Francesco (68km; 1h), Forlì L. Ridolfi (119km; 1h 50'), Firenze A. Vespucci (139km; 2h), Bologna G. Marconi (194km; 2h 30'), Pisa G. Galilei (200km; 2h 35'), Roma Ciampino (249km; 3h), Roma Fiumicino (263km; 3h)

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## YOGA RETREAT

On the hills of **Umbria**, in a very quiet and panoramic location overlooking the green, renovated **country house** with **yoga center** and **ruins to be restored**. The property (505 sqm), thanks to a careful renovation, still boasts all the rustic finishes and is currently divided into two sections (for a total of 8 bedrooms and 8 bathrooms). Renovation of the ruins would allow the creation of new spaces for guests. About **4.0 ha of land**, covered mostly with trees, complete the property.

Basic services are available by descending toward the **Tiber Valley**, in the village of **San Giustino** (12km; 20') reached by an unpaved road in good condition (4.5 km). Once you reach the valley you can then reach the most famous and interesting towns in **Umbria** and **Tuscany** (Anghiari, Sansepolcro, Città di Castello, Orvieto, Castiglione del Lago, Todi, Perugia...).

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (505 sqm – 5,434 sqft, 8 bedrooms and 8 bathrooms) is divided into two sections, communicating on the raised ground floor but otherwise totally independent and each with its own exclusive access. The structure is the result of the expansion of a Langobardic observation tower dating back to the 7<sup>th</sup> century and still clearly visible. The fortification was built to defend a small 4<sup>th</sup>-century rural hamlet converted by local monks into a refuge for pilgrims passing through the nearby Bocca Trabaria pass.

The building is in excellent condition, thanks to a careful restoration work that has maintained all the building's original features. In fact, the western, older wing still has many of the elements that make these buildings extremely charming, such as the imposing stone walls with a defensive function, the wooden beams on the ceilings, and the cellar with a vaulted stone ceiling that is now used as a yoga and meditation room.

The **common areas** (80 sqm – 861 sqft, 1 bathroom), shared by the two wings, are the large living room on the ground floor, which serves as the entrance and hallway for the two wings, the yoga room created in the basement of the tower, the bathroom with independent access from the outside to serve the yoga room, and a technical room that can be accessed from the back of the building.

The **oldest portion of the farmhouse** (215 sqm – 2,313 sqft, 5 bedrooms and 4 bathrooms) is the eastern one, well recognizable from the tower. From the raised ground floor, the shared entrance leads to a small hallway with staircase rising to the second floor. This leads to a central living room with a fireplace that leads then to the master bedroom with private bathroom and a small guest bedroom. Going up further, the staircase reaches the kitchen (directly above the living room) that connects in turn into a bathroom, a bedroom and a second bedroom with private bathroom and walk-in closet. A small staircase, placed in the hallway that enters the bedroom, leads to the top level of the tower where a spacious panoramic bedroom with bathroom and loft has been created.

The **western wing** (210 sqm – 2,260 sqft, 3 bedrooms and 3 bathrooms), on the other hand, has been rebuilt in more recent times and is currently unused, although systems and most of the finishes are already present (some completion work is still needed, however). The main floor is the raised floor, connected to the common hall. Here there is a large living room (with an entrance from the outside via a staircase), a reading room, the eat-in kitchen with dining area, and a service bathroom. The staircase in the reading room leads to both the lower and upper floors. Descending ones reaches a central hall that leads in turn to a large living room and a bedroom (both with exit to the garden) and a bathroom. Going upstairs, the staircase leads to two bedrooms, one of which has its own private bathroom.

In addition to the farmhouse, the property includes **three ruined buildings** (covered by vegetation



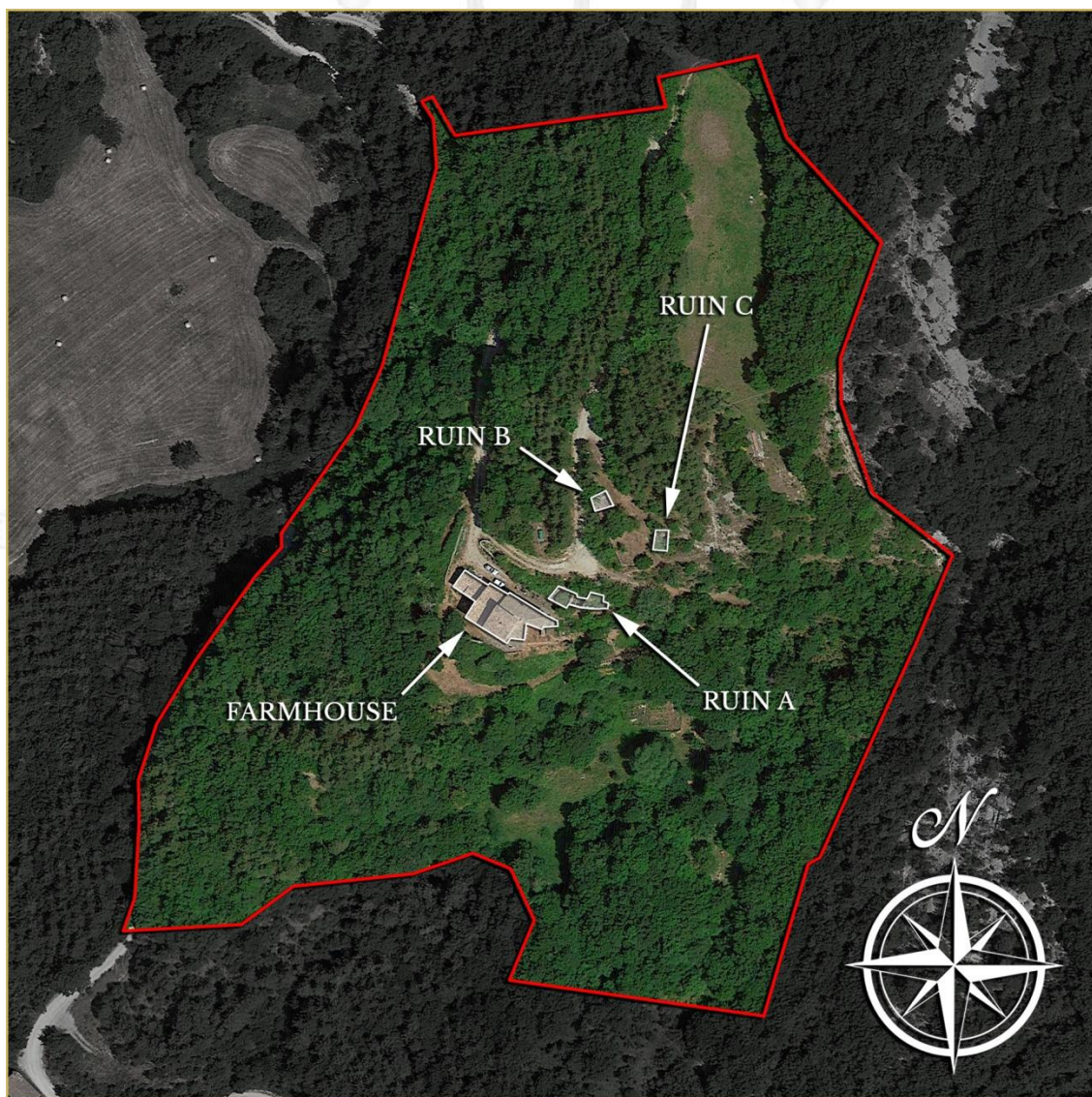
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but well recognizable) that could be rebuilt to bring the ancient hamlet back to life. The first ruin is a country house to be restored located just behind the main building, which is missing its roofing. The second ruin is a small stone house placed upstream from the farmhouse, still standing but in a precarious condition; the third is an agricultural outbuilding (next to the previous one) completely collapsed with only two walls still standing.

## EXTERIORS

The property spreads over about **4.0 hectares (9.9 acres)**, covered for the most part by woods that provide excellent privacy and quiet. To the north, just beyond the two ruins, is a flat clearing very suitable if one wanted to keep horses. Slightly below the building, the owners have created a small orchard where they grow herbs and vegetables.



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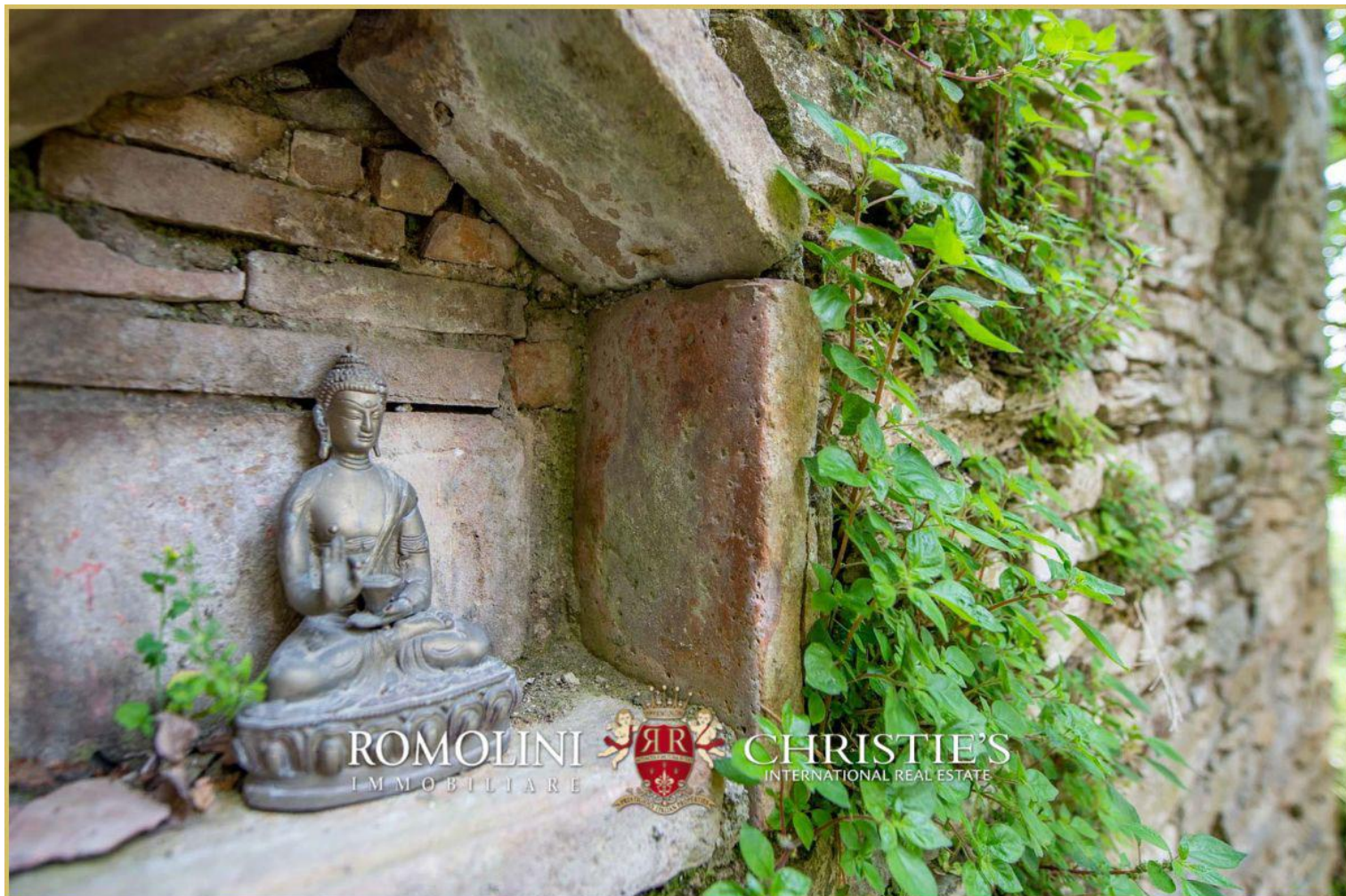












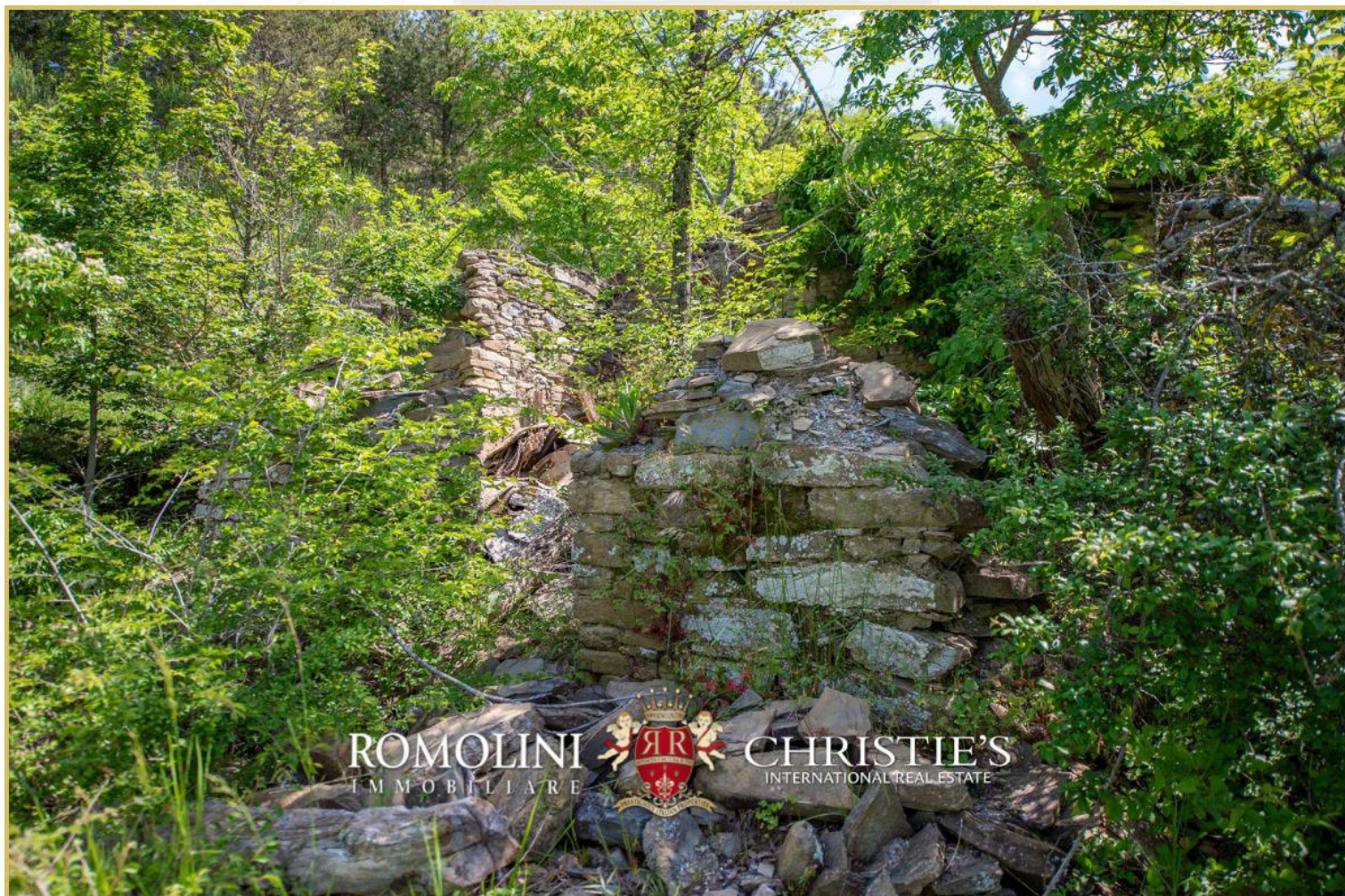




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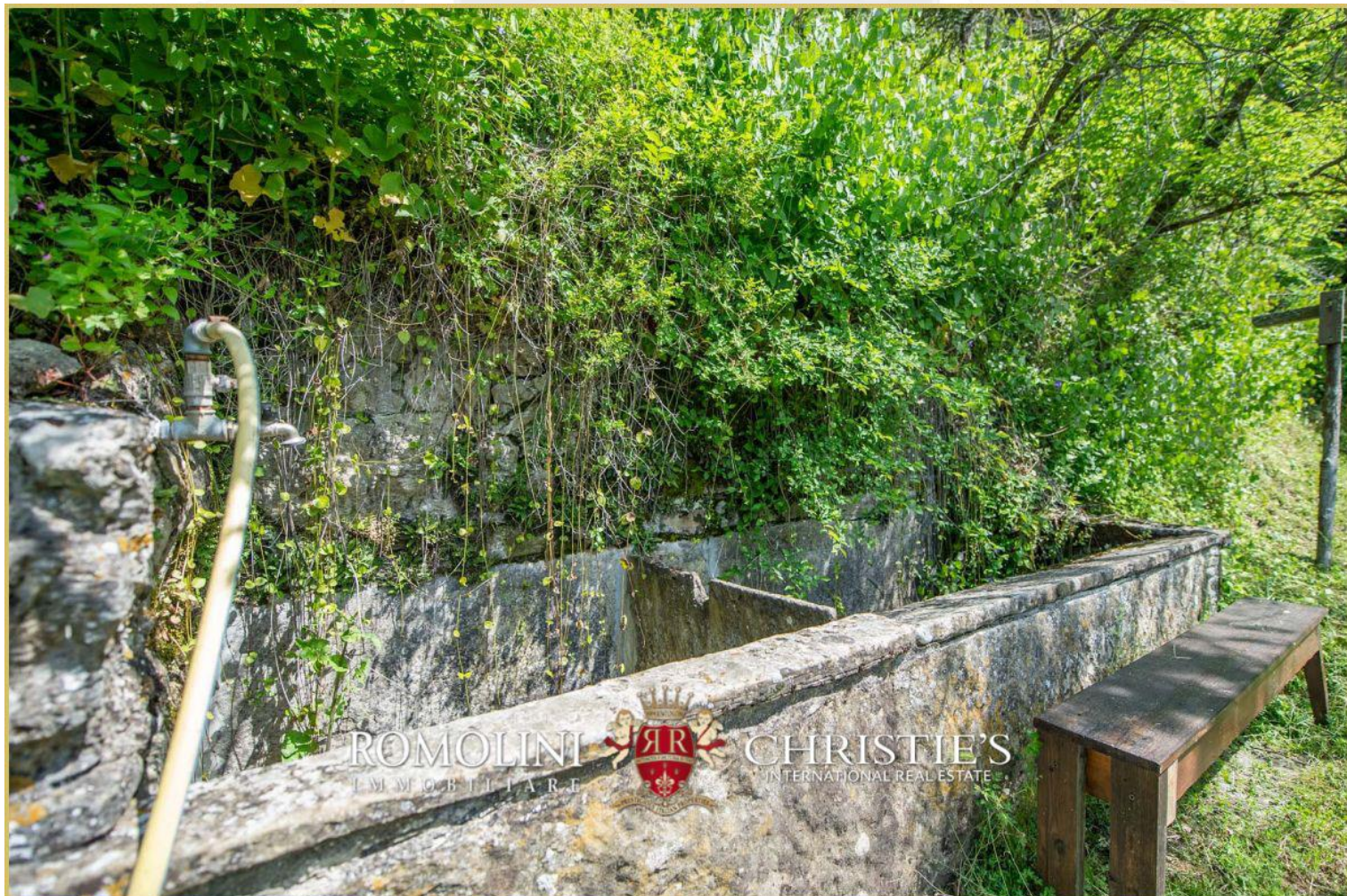


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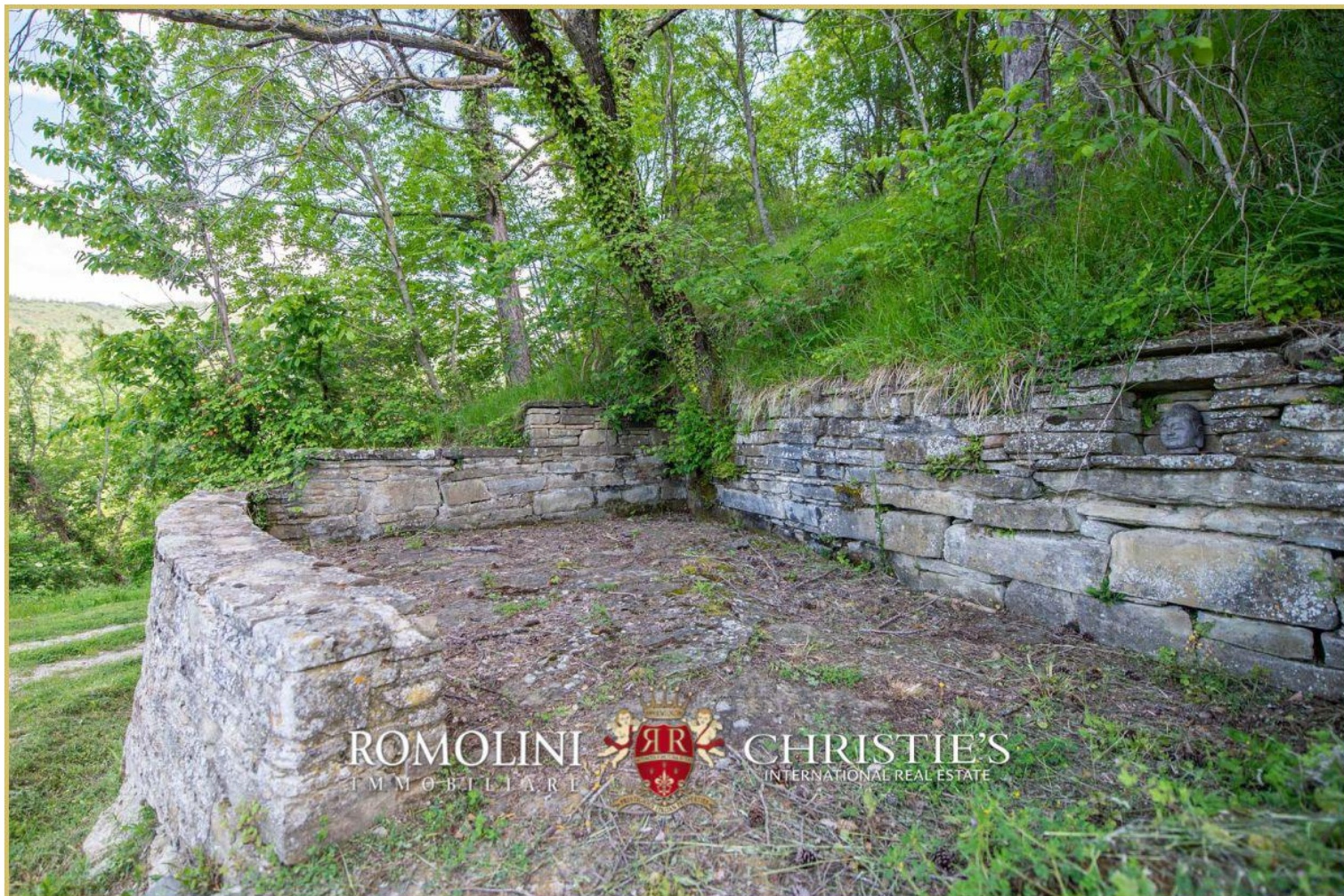


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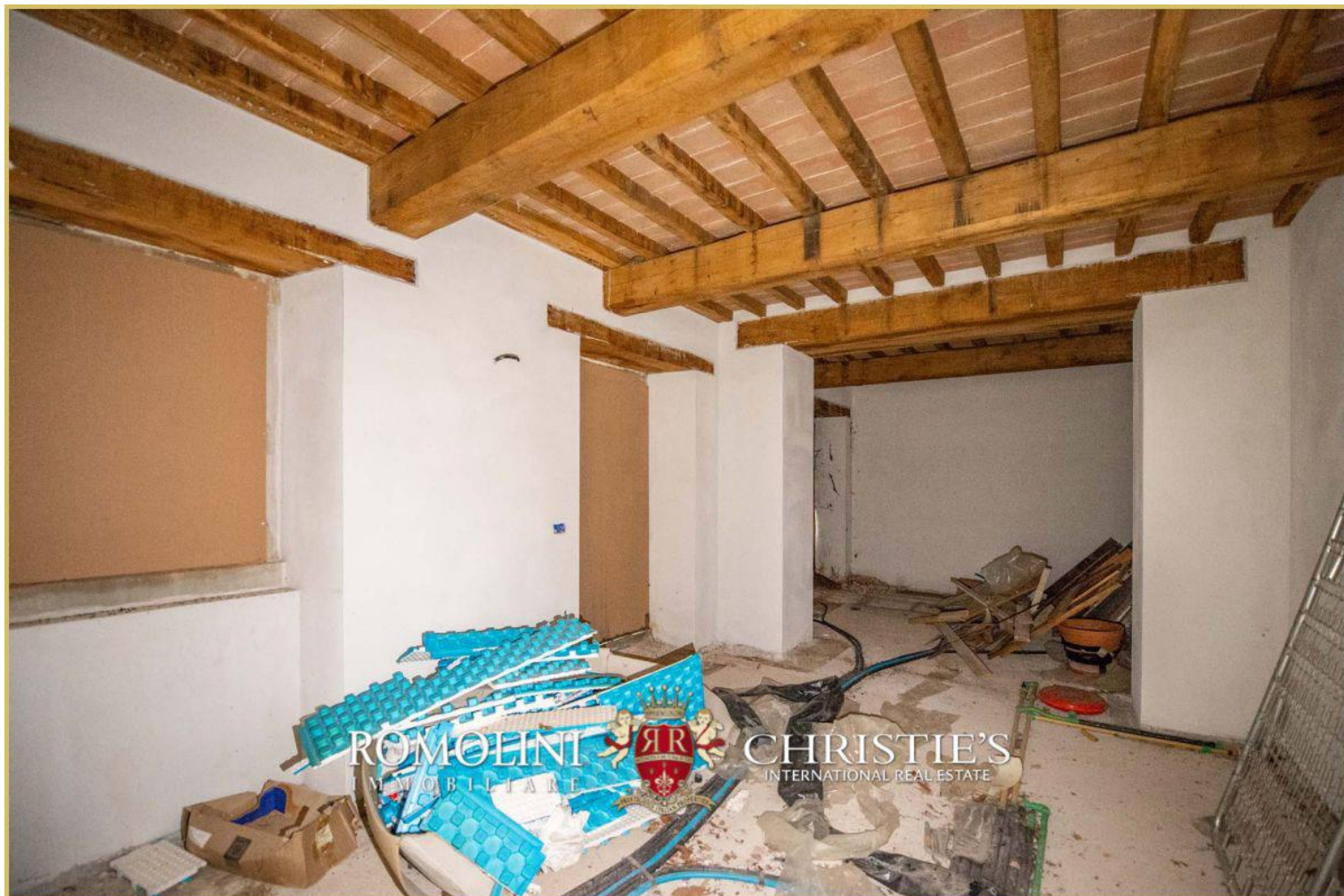
















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