

Ref. 2378 – **BORGO LERCHI**

SMALL RURAL HAMLET WITH POOL FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

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Interiors
1,188 sqm

Bedrooms
6 (up to 10)

Bathrooms
7 (up to 10)

Swimming pool
12 x 6 m

Total land
7.4 ha

Vineyards
3,500 sqm

In a panoramic position not far from Città di Castello, in the hills of Umbria, a small renovated rural hamlet with swimming pool for sale. The property (over 1,100 sqm) consists of a main villa with two apartments and some outbuildings to be restored. The 7.4 hectares of land surrounding the hamlet contain a small vineyard (3,500 sqm) and a 12 x 6 m swimming pool.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2378 – BORGO LERCHI

TYPE: small rural hamlet

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, unpaved road (150 m)

INTERIORS: 1,188 square meters (12,783 square feet)

TOTAL ROOMS: 21

BEDROOMS: 6 (up to 10)

BATHROOMS: 7 (up to 10)

ANNEXES: pigsty, storage

MAIN FEATURES: stone and brick walls, wooden beams, loggia, panoramic terrace, vaulted ceiling, terracotta floors, stone fireplaces, small vineyard, garden, *Infinity*-edge swimming pool, pond for irrigation

LAND: 7.4 hectares (18.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: private lake + pond for irrigation

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fireplaces

CLOSEST CITIES AND TOWNS

Town with services (1km; 2'), Città di Castello (5km; 10'), Monte Santa Maria Tiberina (11km; 20'), Anghiari (18km; 20'), Sansepolcro (20km; 15'), Umbertide (27km; 20'), Castiglion Fiorentino (38km; 40'), Gubbio (54km; 45'), Perugia (57km; 45'), Cortona (57km; 1h), Assisi (73km; 55'), Montepulciano (84km; 1h 15'), Siena (106km; 1h 30'), Florence (113km; 1h 40'), Orvieto (139km; 1h 45')

CLOSEST AIRPORTS

Perugia San Francesco (58km; 40'), Firenze A. Vespucci (129km; 1h 30'), Ancona R. Sanzio (158km; 1h 50'), Pisa G. Galilei (190km; 2h 15'), Bologna G. Marconi (194km; 2h 5'), Roma Ciampino (237km; 2h 30'), Roma Fiumicino (252km; 2h 40')

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BORGO LERCHI

In a panoramic position not far from **Città di Castello**, in the hills of **Umbria**, a small **renovated rural hamlet** with swimming pool for sale. The property (over 1,100 sqm) consists of a main villa with two apartments and some outbuildings to be restored. The **7.4 hectares of land** surrounding the hamlet contain a **small vineyard** (3,500 sqm) and a **12 x 6 m swimming pool**.

Basic services are available in the nearby town (1 km; 2') or, a little further away, in Città di Castello (where, among other things, the hospital, various shopping centers and secondary services can be found). Most of the towns in the Tuscan and Umbrian **Tiber Valley** (Sansepolcro, Umbertide, Perugia, etc.) can then be easily reached via the E45 highway.

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (778 sqm – 8,371 sqft, 6 bedrooms and 7 bathrooms) was recently renovated according to modern anti-seismic standards and is laid over four floors. On the ground floor are the cellars and agricultural storerooms, a rustic living room and two bathrooms. Going up to the first floor, one reaches the living quarters, which are divided into two independent apartments (accessible both from the outside and from the internal staircase of the farmhouse):

- **App. N°1:** kitchen, three bedrooms (one with en-suite bathroom) and bathroom;
- **App. N°2:** kitchen, living room, reading room, two bedrooms and bathroom.

Continuing on, one arrives at the second floor where there is currently a loft with bathroom and some attic rooms to be completed. On the top floor is a panoramic bedroom with private terrace.

A **pigsty** (110 sqm – 1,184 sqft) and an **outbuilding** (300 sqm – 3,228 sqft) complete the property. Both buildings are currently used as storerooms and warehouses but could be converted into further residential units.

EXTERIORS

The farmhouse is fitted with **7.4 hectares (18.3 acres) of land**: the portion immediately around the farmhouses (roughly 5,500 sqm) is landscaped as a garden and has never been treated with chemicals. Irrigation is granted thanks to a pond which is filled with water by the **Lake of Montedoglio** in Tuscany.

The remaining surface is mainly covered in woodland (4.1 ha) which has never been cut in over 50 years, arable and grazing land (2.3 ha). The remaining surface (3,500 sqm) is planted with a regularly registered vineyard.

The woods are crossed by a nice path which leads directly to the river and is perfect for walks and strolls.

USE AND POTENTIAL USES

The farmhouse, thanks to the ample surface and the division into apartments, is well suited to be used as a private residence or as an accommodation business. The renovation of the second floor and the annexes would allow expanding the number of bedrooms, increasing the potential for the business.



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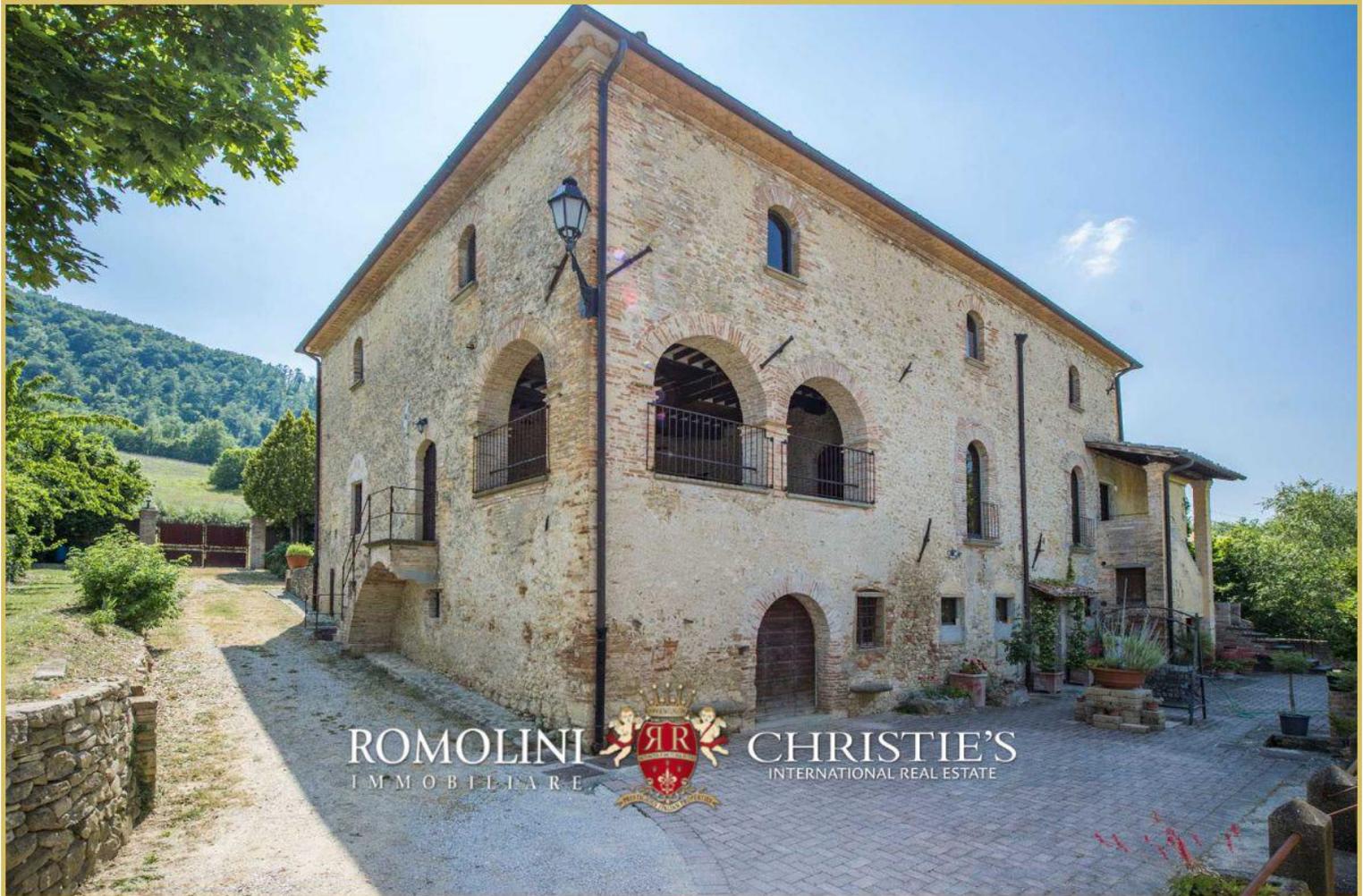
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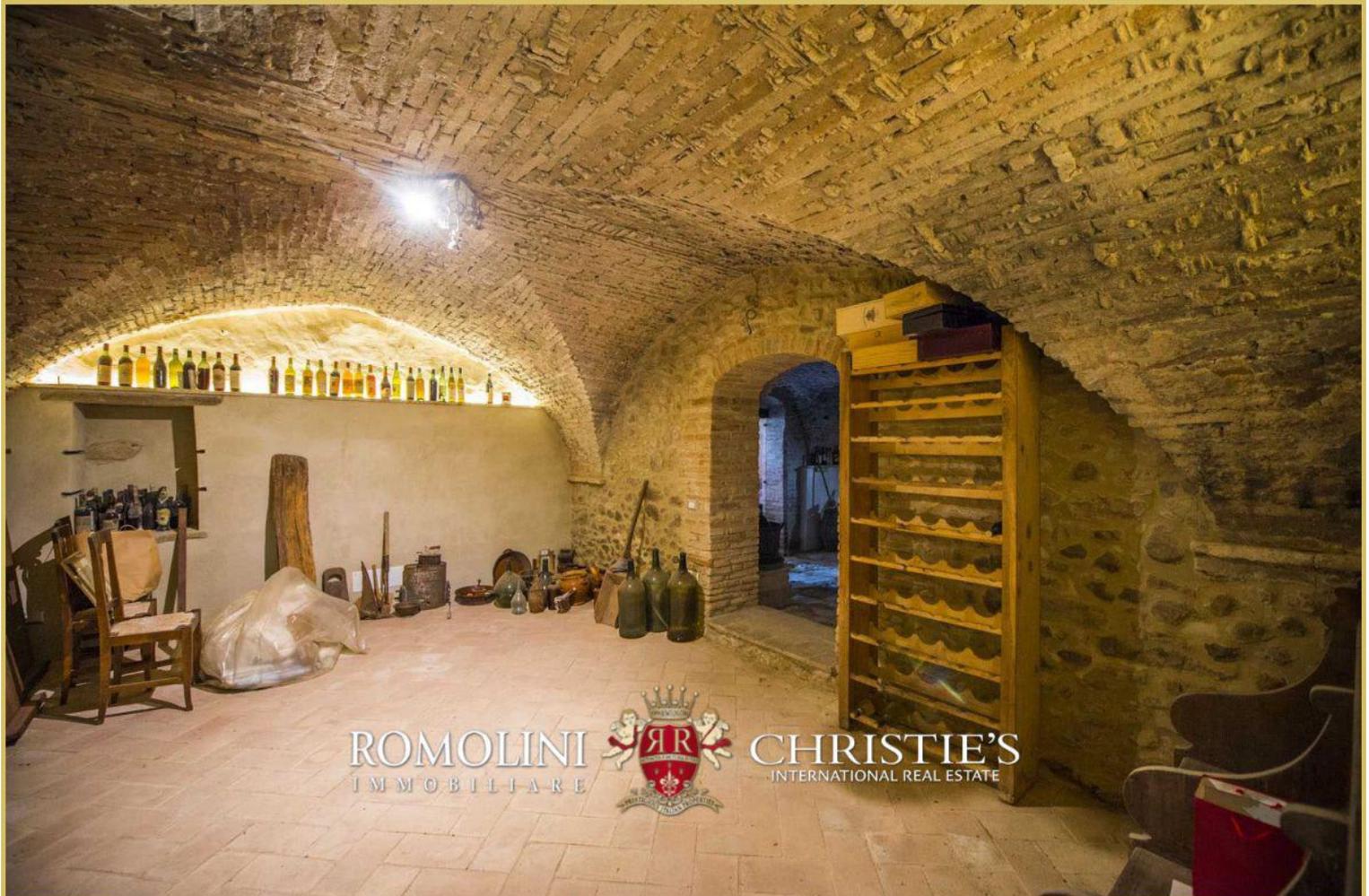
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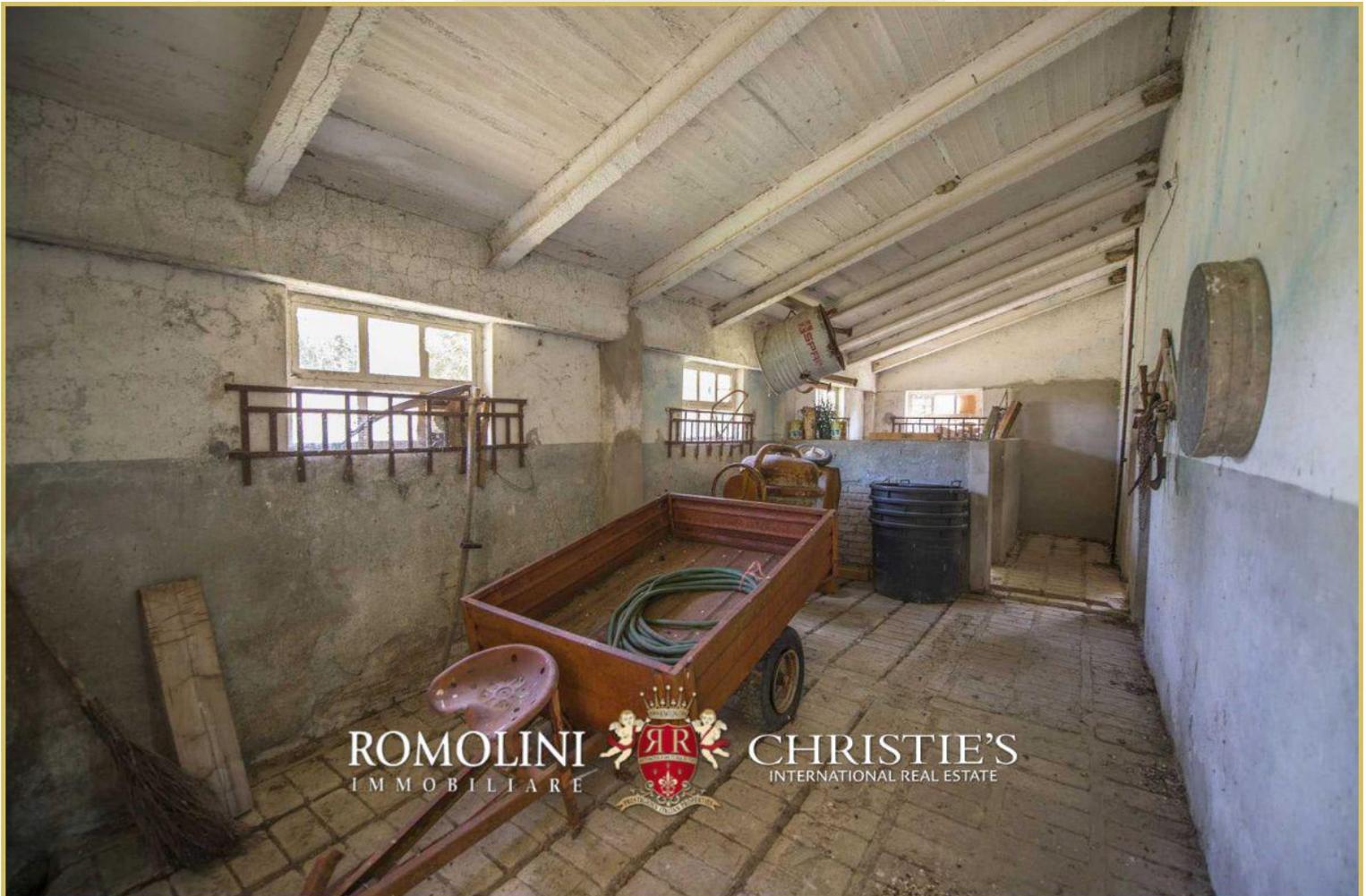
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