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IMMOBILIARE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Ref. 2395 – **CASA CANOSCIO**

## **SEMI-DETACHED FARMHOUSE WITH GARDEN FOR SALE IN CITTÀ DI CASTELLO, UMBRIA**

**Città di Castello – Perugia – Umbria**

**VIEW ON OUR WEBSITE**



**Interiors**  
258 sqm

**Bedrooms**  
4 (up to 5)

**Bathrooms**  
5

**Garden**  
2,550 sqm

In the Umbrian countryside, not far from Città di Castello, semi-detached farmhouse with garden for sale. The building has been finely restored and retains much of its rustic character, currently offering 4 rooms with the possibility of creating a fifth. The 2,550-sqm garden surrounding the house accommodates a pergola, a paved patio with Jacuzzi and a convenient parking area for cars.



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## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2395 – CASA CANOSCIO

**TYPE:** semi-detached farmhouse

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (30 m)

**INTERIORS:** 258 square meters (2,776 square feet)

**TOTAL ROOMS:** 8

**BEDROOMS:** 4 (up to 5)

**BATHROOMS:** 5

**ANNEXES:** no

**MAIN FEATURES:** stone walls, wooden beams, terracotta flooring, iron gratings on the windows, original fireplaces, wooden fixtures, equipped pergola, garden, gravel parking area, automated gate, Jacuzzi hot tub

**GARDEN:** 2,550 square meters (0.6 acres)

**SWIMMING POOL:** no, but Jacuzzi tub

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** no

**HEATING SYSTEM:** fan coils

## CLOSEST CITIES AND TOWNS

Town with services (4km; 5'), Monte Santa Maria Tiberina (13km; 20'), Città di Castello (14km; 15'), Umbertide (15km; 20'), Sansepolcro (31km; 30'), Cortona (34km; 55'), Anghiari (38km; 35'), Gubbio (46km; 50'), Perugia (48km; 45'), Perugia (48km; 45'), Castiglione del Lago (56km; 1h), Deruta (62km; 50'), Assisi (65km; 50'), Montepulciano (73km; 1h 20'), Pienza (78km; 1h 35'), Urbino (81km; 1h 40'), Todi (90km; 1h 10'), Spoleto (100km; 1h 15'), Siena (104km; 1h 40'), Orvieto (121km; 1h 45'), Florence (125km; 1h 55'), Lucca (206km; 2h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (47km; 40'), Forlì L. Ridolfi (130km; 1h 50'), Firenze A. Vespucci (146km; 1h 55'), Rimini F. Fellini (161km; 2h 5'), Pisa G. Galilei (206km; 2h 35'), Bologna G. Marconi (206km; 2h 30'), Roma Ciampino (228km; 2h 35'), Roma Fiumicino (244km; 2h 45'),

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## CASA CANOSCIO

In the **Umbrian** countryside, not far from **Città di Castello**, semi-detached **farmhouse** with **garden** for sale. The building has been finely restored and retains much of its rustic character, currently offering 4 rooms with the possibility of creating a fifth. The 2,550-sqm garden surrounding the house accommodates a **pergola**, a paved patio with **Jacuzzi** and a convenient **parking area** for cars.

Basic services are available in the nearby town (4 km; 5'), while Città di Castello has all amenities including shopping centers, hospital, shops and banks. However, the location is close to the border between **Umbria** and **Tuscany** and in less than two hours you can reach all the art cities of both regions, including Perugia, Montepulciano, Pienza, Florence and Siena.

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (258 sqm – 2,776 sqft, 4 bedrooms and 5 bathrooms) is a typical stone building, renovated in recent years and arranged on three floors. From the courtyard one enters the farmhouse directly in the spacious living room with fireplace, connected to the dining area by an archway and then to the kitchen. On the same floor, a secondary entrance joins the living room and leads to the service bathroom.

The staircase from the living area rises to the first floor: here the central hallway leads to two bedrooms with en-suite bathrooms and a private office space (potentially fifth bedroom) with two panoramic windows overlooking the surrounding countryside. Back to the staircase, one goes up again to the second floor where are two more bedrooms with private bathroom and a wardrobe.

The renovation of the building aimed at preserving the salient features of the farmhouse, which therefore largely retains its original appearance with thick stone walls, terracotta floors, wooden beams with terracotta tiles on the ceilings and the original fireplace in the ground floor living room.

## EXTERIORS

The farmhouse is surrounded by a convenient **gravel courtyard**, which is also very convenient as a parking area, and by a lovely well-kept garden that can be reached via a short **tree-lined avenue** from the co-municipal road. The land belonging to the farmhouse, which is fenced off, measures a total of approx. 2,550 sqm.

On one side of the building there is a comfortable pergola equipped with table and chairs for outdoor dining and just beyond a paved square with a **whirlpool bath** for relaxing in the summer.



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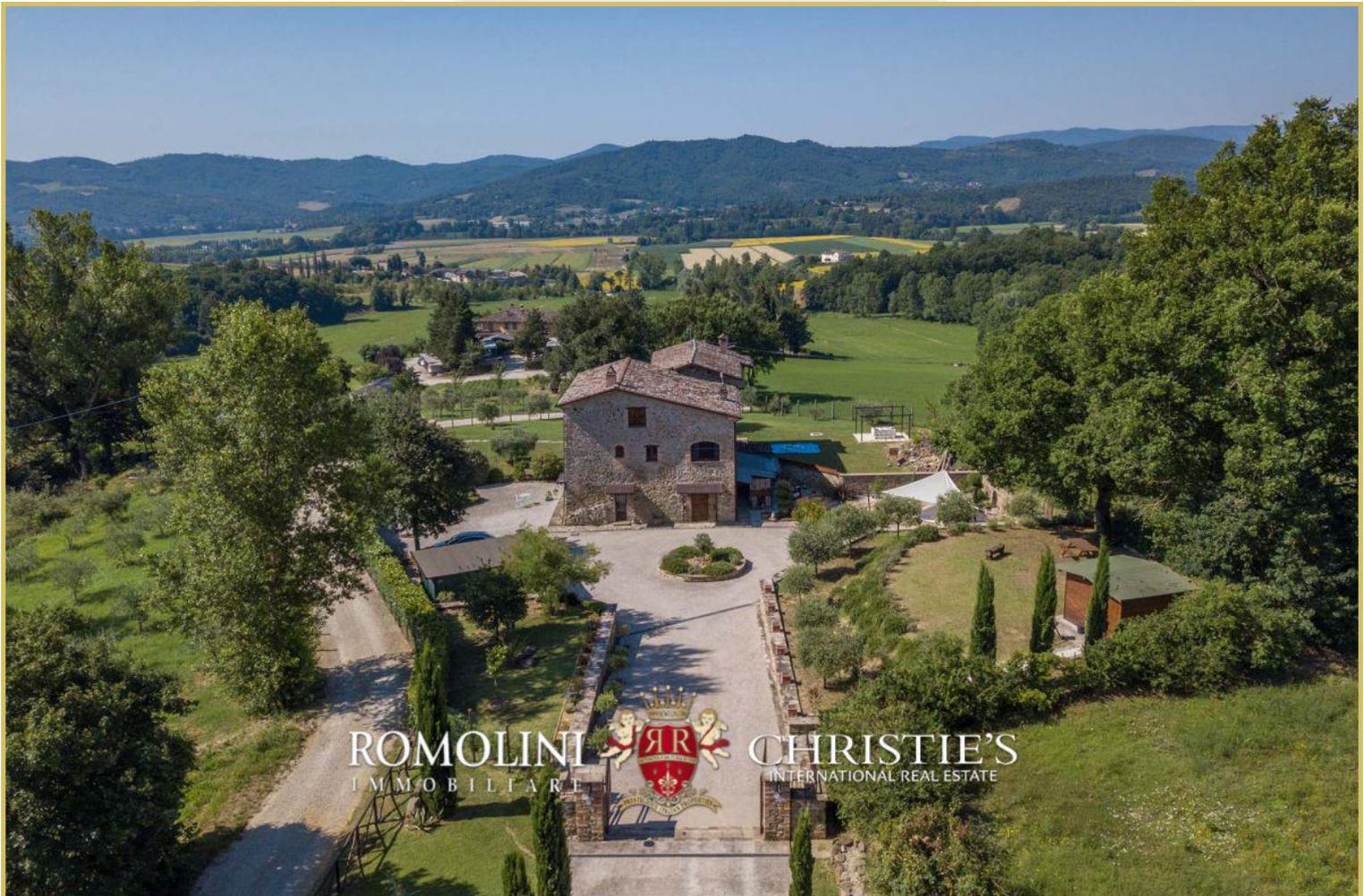
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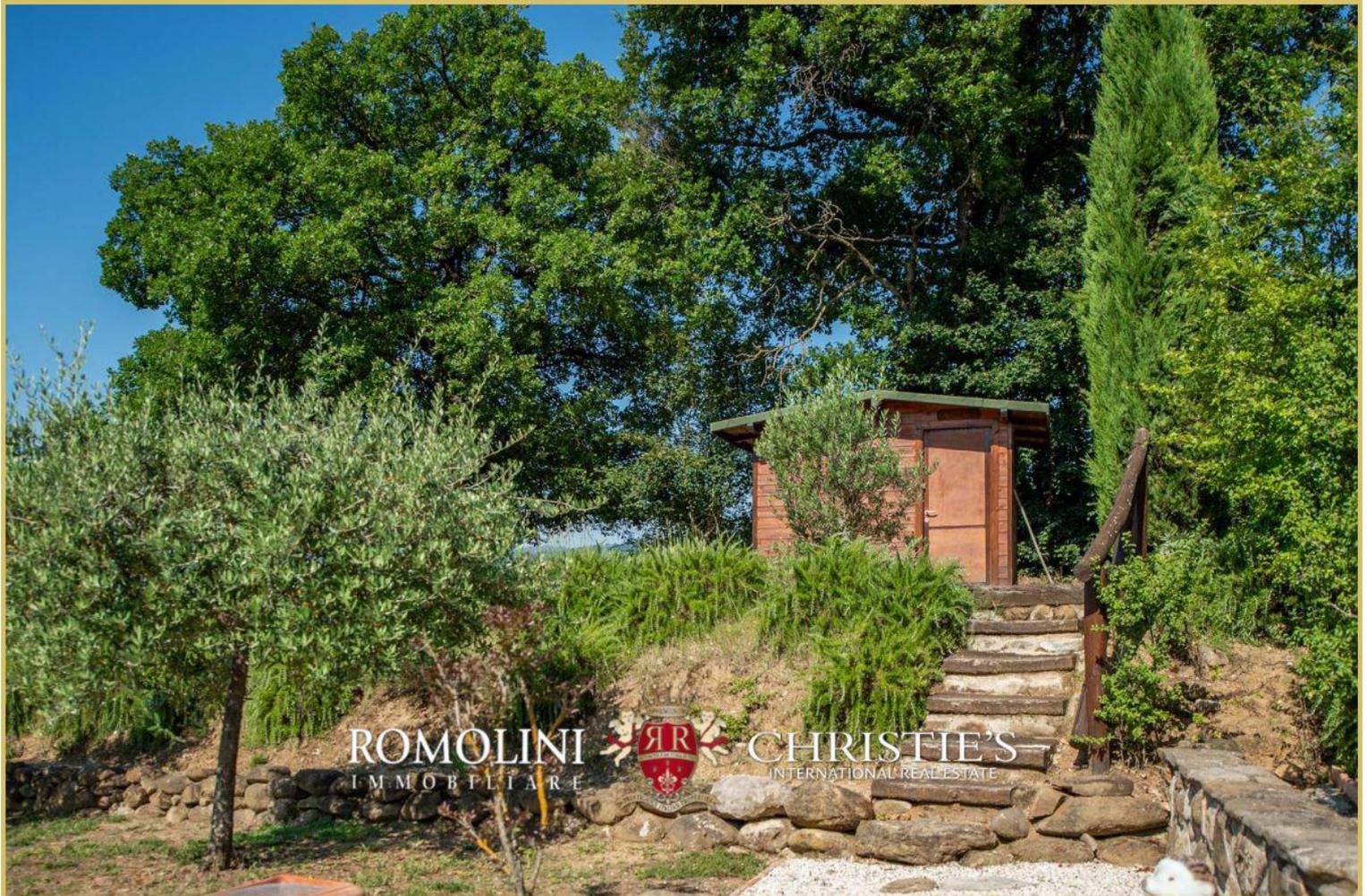


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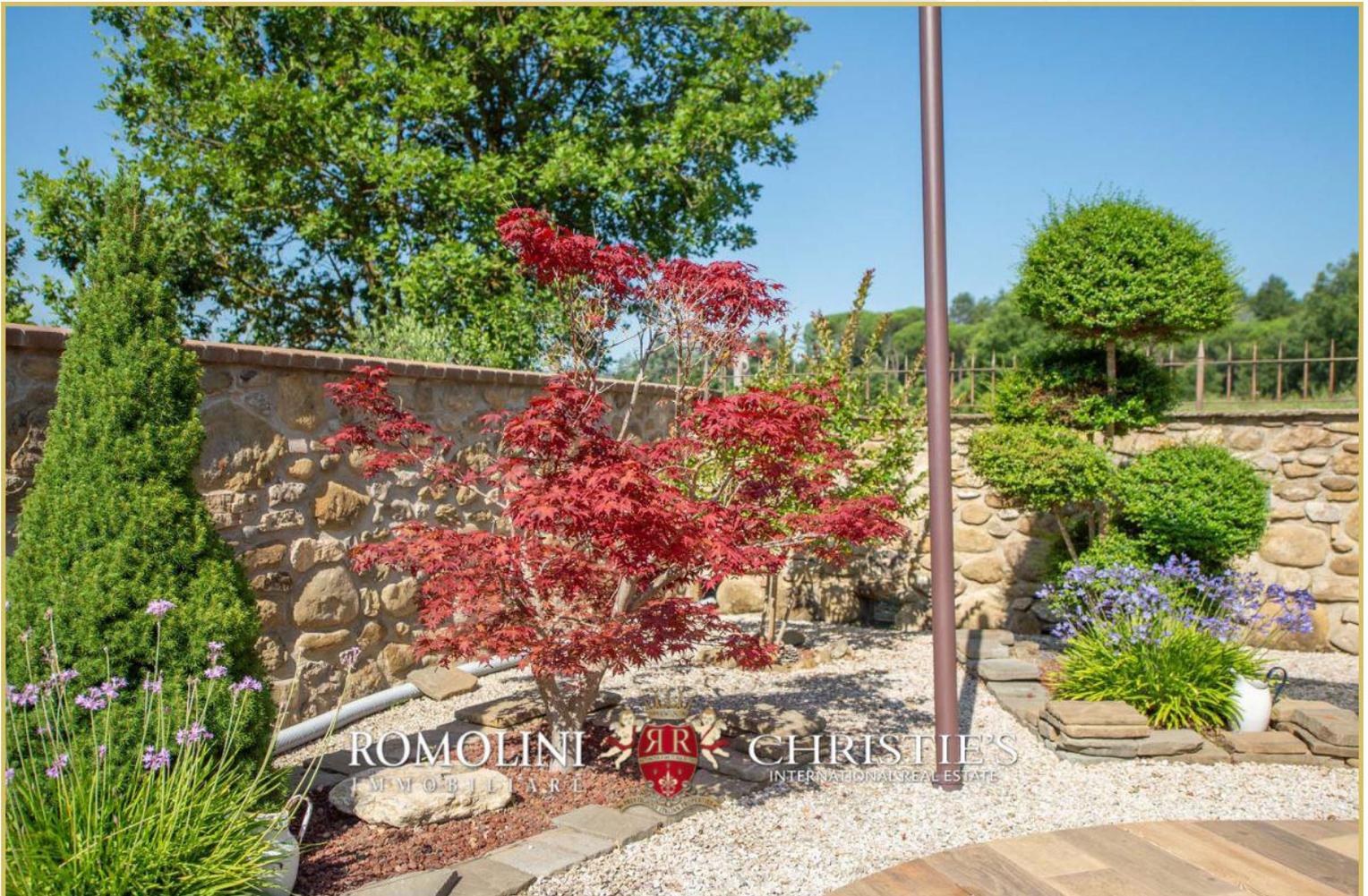
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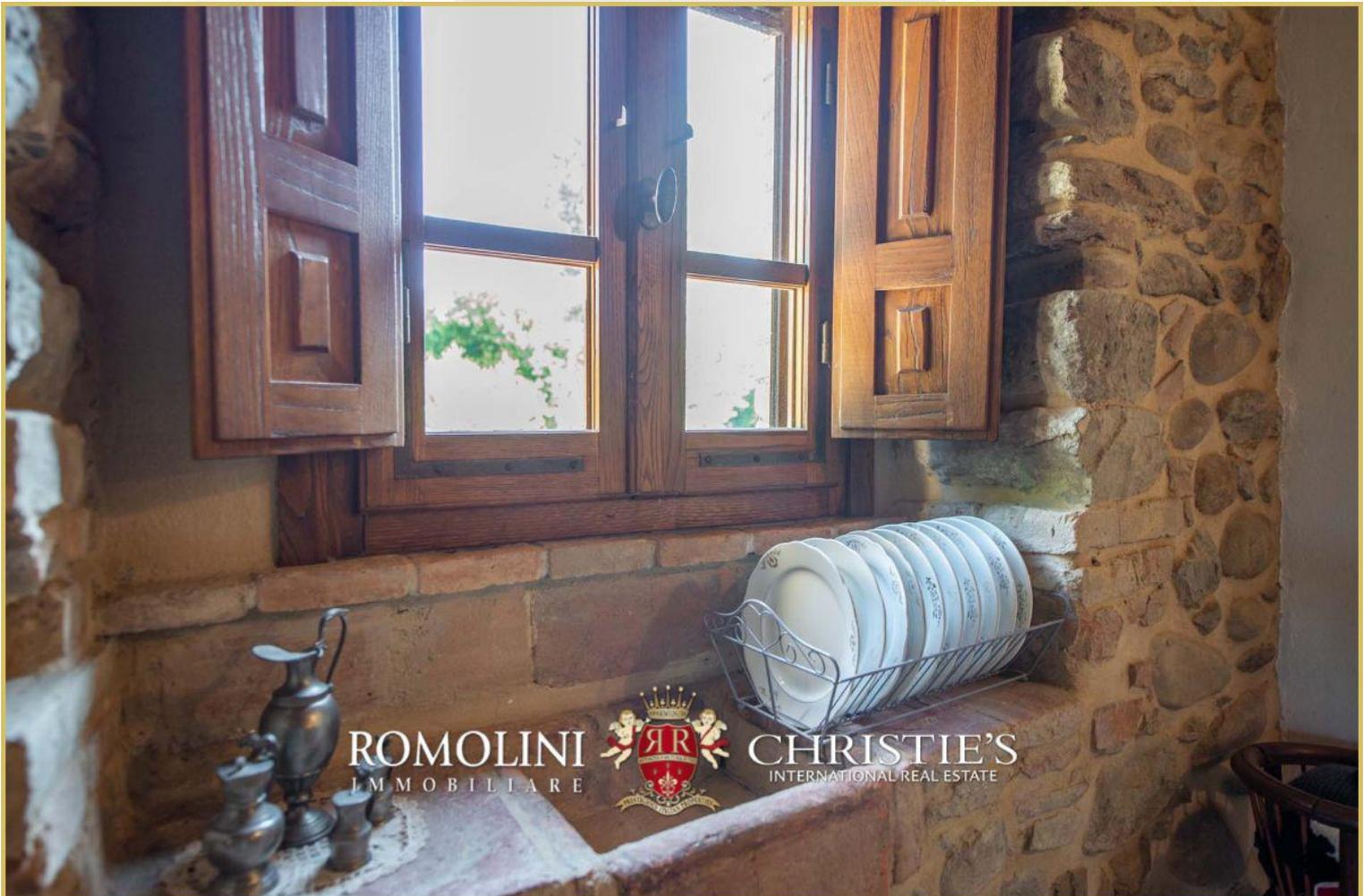
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