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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2411 – **CASA SATURNO**

HOUSE WITH DEPENDANCE FOR SALE IN MONTE SANTA MARIA TIBERINA, UMBRIA

Monte Santa Maria Tiberina – Perugia – Umbria

[VIEW ON OUR WEBSITE](#)



Interiors
200 sqm

Bedrooms
5

Bathrooms
3

Garden
9,500 sqm

Woodland
2.3 ha

Not far from the medieval town of Monte Santa Maria Tiberina, in a quiet location, house with dependance and land for sale. The buildings (200 sqm) are in good condition and house three residential units for a total of 5 bedrooms. The garden surrounding the property (over 9,000 sqm) is fenced and dotted with fruit trees, with the possibility of building a swimming pool. The property is completed by 2.3 ha of woods located a short distance from the house.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2411 – CASA SATURNO

TYPE: house with outbuilding

CONDITIONS: restored (2000)

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 200 square meters (2,152 square feet)

TOTAL ROOMS: 9

BEDROOMS: 5

BATHROOMS: 3

ANNEXES: former barn

MAIN FEATURES: stone and brick walls, ceramic flooring, pizza oven, porch, underground cellar, wooden beams, fenced garden, fruit trees, olive trees, possibility of building a pool

LAND: 3.2 hectares (8.0 acres)

GARDEN: yes, well maintained and fenced

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: fan coils + fireplace

CLOSEST CITIES AND TOWNS

Monte Santa Maria Tiberina (3,5km; 8'), Città di Castello (16km; 20'), Anghiari (22km; 40'), Umbertide (22km; 30'), Sansepolcro (35km; 40'), Cortona (40km; 1h), Perugia (60km; 1h), Passignano sul Trasimeno (70km; 1h 10'), Montepulciano (74km; 1h 35'), Assisi (77km; 1h 10'), Pienza (81km; 1h 45'), Todi (101km; 1h 25'), Siena (103km; 1h 50'), Florence (123km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (55km; 45'), Firenze A. Vespucci (139km; 1h 55'), Pisa G. Galilei (200km; 2h 35'), Bologna G. Marconi (209km; 2h 35'), Roma Ciampino (241km; 2h 50'), Roma Fiumicino (255km; 2h 55')

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CASA SATURNO

Not far from the medieval town of **Monte Santa Maria Tiberina**, in a quiet location, **house** with dependance and land for sale. The buildings (200 sqm) are in good condition and house three residential units for a total of **5 bedrooms**. The **garden** surrounding the property (over 9,000 sqm) is fenced and dotted with fruit trees, with the possibility of building a swimming pool. The property is completed by 2.3 ha of woods located a short distance from the house.

Basic services are available in the nearby village (3.5 km; 8') while **Città di Castello**, where shopping centers, hospitals and other services can be found, is about 20' drive down to the **Tiber Valley**. Perugia airport is less than an hour's drive from the property.

DESCRIPTION OF THE PROPERTY

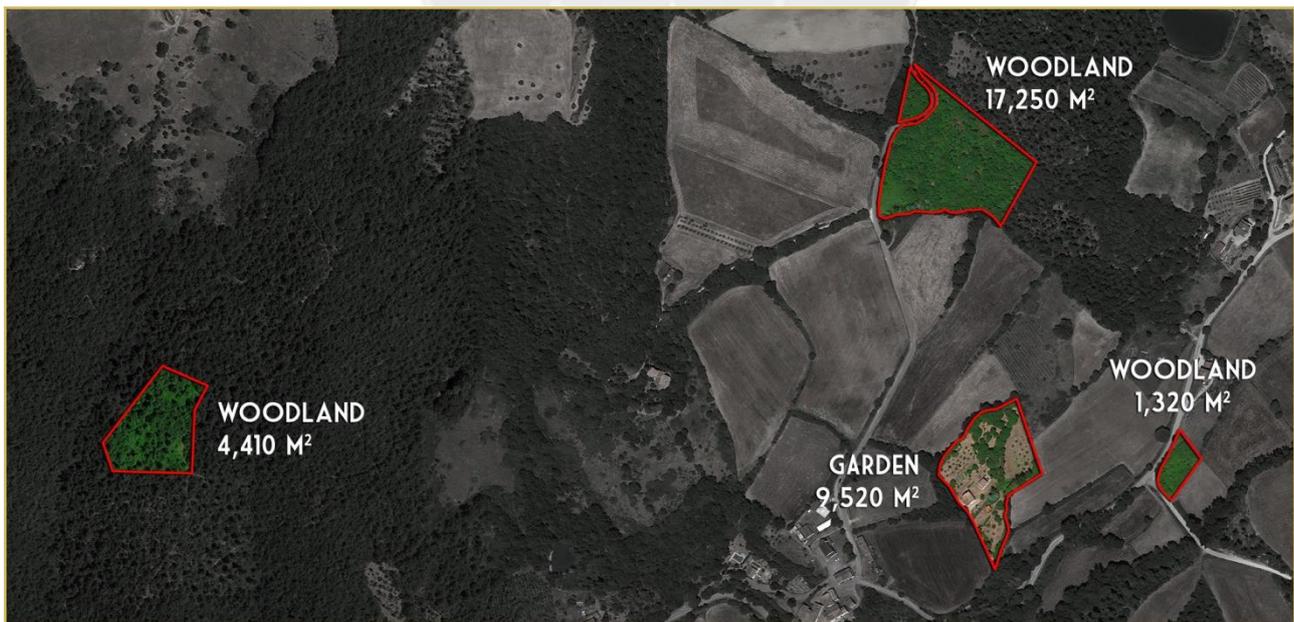
The **main house** (136 sqm – 1,463 sqft, 4 bedrooms and 2 bathrooms) is on two floors with two independent apartments plus a small cellar in the basement accessible from the outside loggia.

- **App. A:** living room, kitchen, two bedrooms and bathroom;
- **App. B:** living room, kitchen, two bedrooms and bathroom.

The house, renovated in the year 2000 by the current owners, is in good structural and aesthetic condition and already habitable.

The **guesthouse** (64 sqm – 689 sqft, 1 bedroom and 1 bathroom), on the other hand, has been created in what was once a barn, converted into a small studio apartment with kitchenette and bathroom. An external staircase provides access to a room on the upper floor that is used as a recreational space and games room.

The buildings are surrounded by approximately **9,500 sqm (2.3 acres) of garden** with plants, bushes, ornamental flowers, olive and fruit trees. This space, which is **entirely fenced**, is also ideal for parking several cars within the property. The remaining land (approx. 2.3 ha – 5.7 ac) is distributed in several plots a short distance from the house and is covered entirely by mixed woodland.



























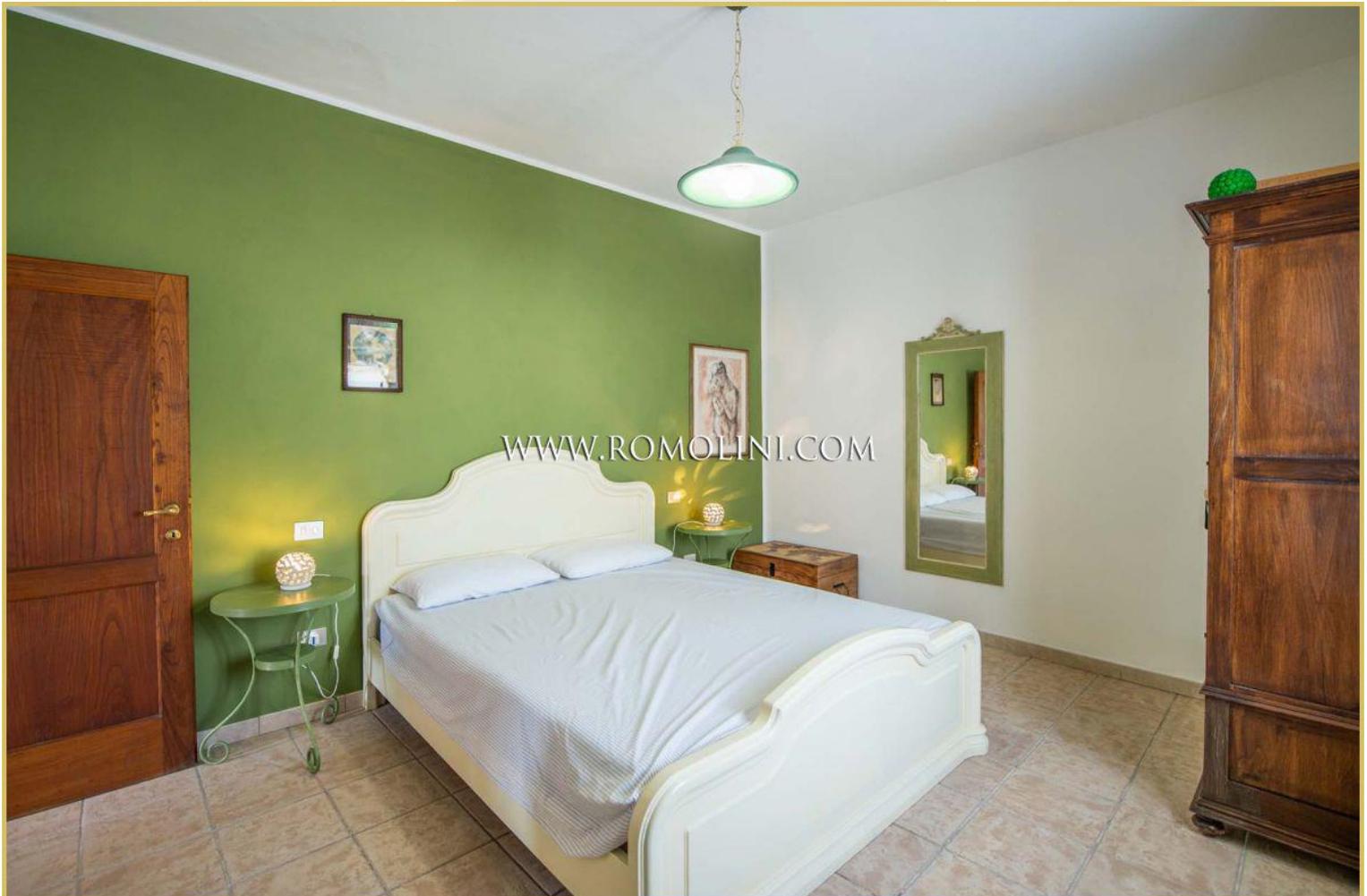


























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