

Ref. 2421 – **VILLA PRIMAVERA**
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RESTORED FARMHOUSE WITH POOL FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

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Interiors
 371 sqm

Bedrooms
 8

Bathrooms
 4

Total land
 11.3 ha

Olive grove
 150 trees

Swimming pool
 12 x 6 m

In the hills of Umbria on the border with Tuscany, restored farmhouse with swimming pool and guesthouse for sale. The property consists of three buildings (two of which have already been renovated) and currently houses three independent apartments (for a total of 8 bedrooms) that could be run as a bed & breakfast. The surrounding land (11.3 ha) includes a well-kept garden with a 12 x 6 m pool and a 150-tree olive grove.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2421 – VILLA PRIMAVERA

TYPE: farmhouse with pool

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 371 square meters (3,991 square feet)

TOTAL ROOMS: 15

BEDROOMS: 8

BATHROOMS: 4

ANNEXES: tobacco drying barn, guesthouse

MAIN FEATURES: stone walls, wooden beams, terracotta floors, original fireplace, swimming pool, garden, garage, porch, guesthouse, tobacco drying barn to be restored

TOTAL LAND: 11.3 hectares (27.9 acres)

OLIVE GROVE: 150 trees

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Trestina (9km; 10'), Monte Santa Maria Tiberina (17km; 25'), Città di Castello (19km; 20'), Cortona (32km; 35'), Sansepolcro (37km; 35'), Anghiari (43km; 40'), Gubbio (51km; 50'), Perugia (53km; 50'), Assisi (67km; 1h), Deruta (68km; 55'), Montepulciano (71km; 1h 20'), Pienza (75km; 1h 30'), Montalcino (90km; 1h 45'), Todi (94km; 1h 15'), Siena (103km; 1h 45'), Florence (123km; 1h 55'), Orvieto (126km; 1h 50')

CLOSEST AIRPORTS

Perugia San Francesco (53km; 45'), Forlì L. Ridolfi (136km; 1h 55'), Firenze A. Vespucci (142km; 1h 55'), Ancona R. Sanzio (156km; 2h), Grosseto C. Baccarini (168km; 2h 20'), Pisa G. Galilei (202km; 2h 35'), Bologna G. Marconi (212km; 2h 35'), Roma Ciampino (234km; 2h 45')

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VILLA PRIMAVERA

In the hills of **Umbria** on the border with **Tuscany**, **restored farmhouse** with swimming pool and guesthouse for sale. The property consists of three buildings (two of which have already been renovated) and currently houses **three independent apartments** (for a total of 8 bedrooms) that could be run as a bed & breakfast. The surrounding land (**11.3 ha**) includes a well-kept garden with a **12 x 6 m pool** and a **150-tree olive grove**.

A short dirt road (about 1 km) leads to a small town with basic services (3km) and to Trestina (9km). Continuing a little further, one reaches Città di Castello, where all secondary services (banks, post office, hospital, schools...) are available.

The proximity to the **E45 motorway** also makes it easy to move throughout Umbria, while towards Tuscany you can quickly reach Cortona (32km) and from here you can then reach the most famous and renowned art cities of the region (Florence, Siena, Montepulciano...).

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (200 sqm – 2,151 sqft, 7 bedrooms and 3 bathrooms) is a rustic building on two floors, currently divided into three independent apartments (two on the ground floor and one on the first floor).

- **Apt. N°1** (52 sqm – 559 sqft): living room with kitchen, two bedrooms and bathroom;
- **Apt. N°2** (55 sqm – 592 sqft): living room with kitchen, two bedrooms and bathroom;
- **Apt. N°3** (93 sqm – 1,000 sqft): large dining room with kitchen and terrace, small living room, three bedrooms and bathroom.

The old **tobacco drying barn** (92 sqm – 990 sqft) is in good structural condition but currently unused: by restoring the building, a lovely two-story guesthouse could be created with large living area on the ground floor and a spacious bedroom with bathroom on the upper floor.

The **guesthouse** (79 sqm – 850 sqft), on the other hand, is located a short distance from the farmhouse and is laid over two floors. On the lower level is a spacious warehouse, also very suitable as a garage. **Apartment N°3** (50 sqm – 538 sqft, 1 bedroom and 1 bathroom) is located on the ground level and consists of a large living area with open kitchen, bedroom and bathroom.

EXTERIORS

The buildings are surrounded by **11.3 hectares (27.9 acres) of land**, laid out on the surrounding hills. More than half of the property is covered by woods (7.5 ha) that provide privacy and tranquility. Surrounding the farmhouse is about **1,800 sqm of well-kept garden** that also houses the **12 x 6 m swimming pool** with stone-paved sunbathing area.

A short distance from the farmhouse is an **olive grove** (about **150 trees**) that allows the production of a small amount of oil for private use.

The remaining surface is currently unused, made up of **arable land** (3.3 ha) very suitable for planting more olive trees and/or new crops if interested.





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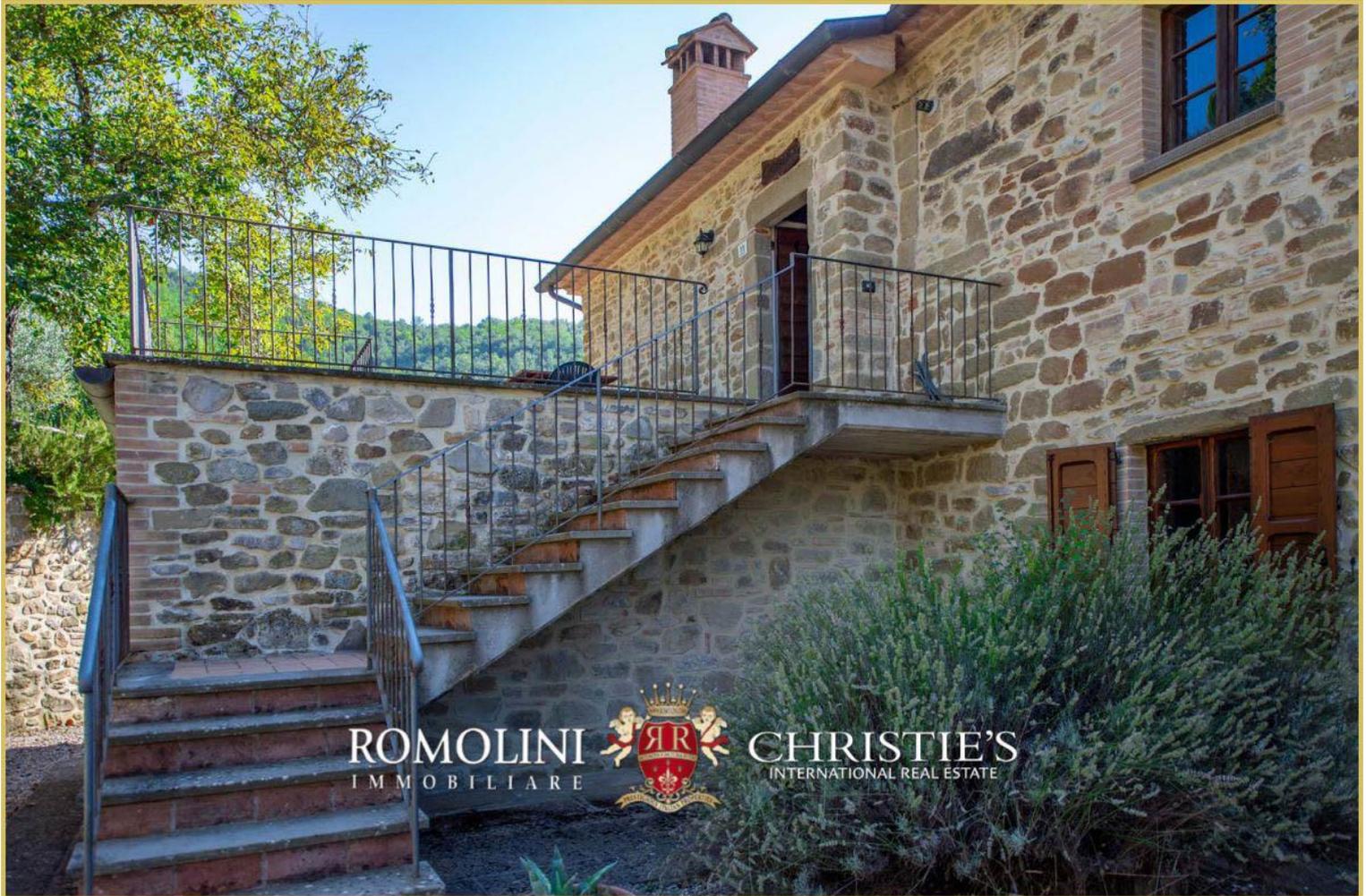
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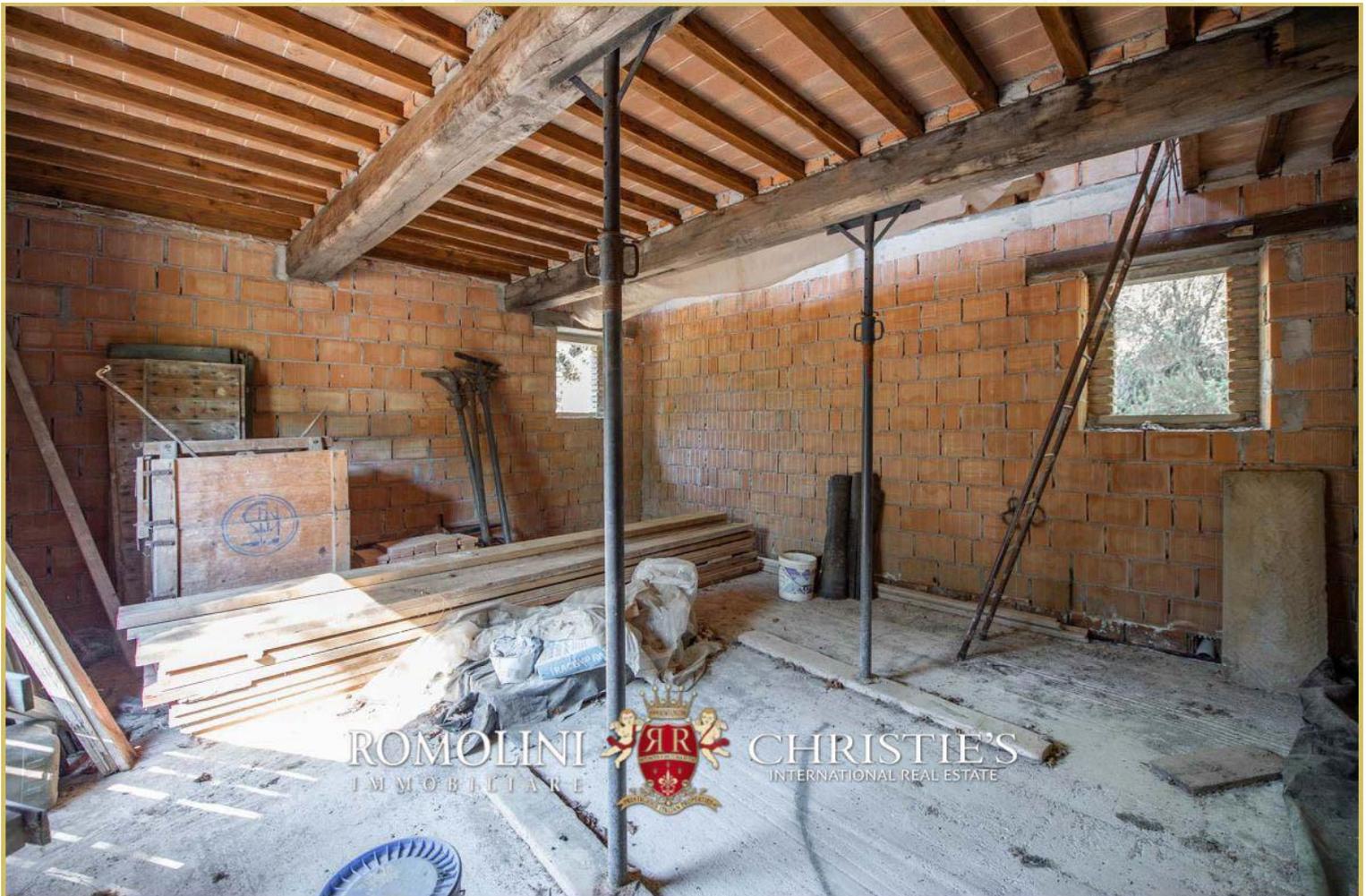
















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