

Ref. 2424 – **CASALE LUGNANO**

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RUSTIC FARMHOUSE WITH PANORAMIC VIEWS FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
310 sqm

Bedrooms
4 (up to 6)

Bathrooms
3

Total land
5.8 ha

On the hills of Città di Castello, in a panoramic and very private position, rustic farmhouse with terrace for sale. The building (over 300 sqm) enjoys a breathtaking view over the valley and is perfect both as a private home and as a starting point for a B&B (with the possibility of making up to four independent apartments). The farmhouse is surrounded by 5.8 ha of land with garden and forest.

SUMMARY OF THE PROPERTY

REFERENCE #: 2424 – CASALE LUGNANO

TYPE: rustic farmhouse

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (500 m)

INTERIORS: 310 square meters (3,336 square feet)

TOTAL ROOMS: 16

BEDROOMS: 4 (up to 6)

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, terracotta and stone flooring, stone frames, wooden fixtures, vaulted ceilings, original oven, stone fireplace, garden to be recovered, paved terraces

EXTERIORS: 5.8 hectares (14.3 acres)

GARDEN: yes, to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: possible

GAS: gasoil

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Town with services (7km; 10'), Monte Santa Maria Tiberina (15km; 25'), Umbertide (17km; 20'), Città di Castello (21km; 25'), Lisciano Niccone (24km; 35'), Cortona (30km; 50'), Sansepolcro (35km; 30'), Anghiari (41km; 40'), Gubbio (49km; 45'), Perugia (53km; 50'), Passignano sul Trasimeno (60km; 55'), Assisi (65km; 55'), Siena (109km; 1h 40'), Florence (133km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (50km; 40'), Firenze A. Vespucci (150km; 2h), Ancona R. Sanzio (151km; 1h 45'), Grosseto C. Baccarini (179km; 2h 30'), Pisa G. Galilei (211km; 2h 40'), Roma Ciampino (231km; 2h 40'), Roma Fiumicino (246km; 2h 40')

CASALE LUGNANO

On the hills of **Città di Castello**, in a panoramic and very private position, **rustic farmhouse with terrace** for sale. The building (over 300 sqm) enjoys a breathtaking view over the valley and is perfect both as a **private home** and as a starting point for a **B&B** (with the possibility of making up to four independent apartments). The farmhouse is surrounded by **5.8 ha of land** with garden and forest.

The house is reached by a short stretch of unpaved road (about 500 m) and is located not far from a charming medieval village. Services are available in the nearby town of **Trestina** (7km; 10'), and the **Tiber Valley** with its art cities is less than a half-hour drive away (Monte Santa Maria Tiberina, Città di Castello, Umbertide, Sansepolcro...).

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (310 sqm – 3,336 sqft, 4 bedrooms and 3 bathrooms) consists of several wings lying on the natural terraces of the land, which give the property a wavy and graceful appearance. The building is made of local stone with lintels and stairs in *pietra serena*, chestnut wood beams with original terracotta tiles, terracotta floors, original doors, two stone fireplaces and an original oven with a shed outside. The building has been renovated keeping as much as possible the original appearance and needs only some modernization of finishes and systems.

- **Ground floor:** rustic spaces (to be converted) with original stone elements from the late medieval period, service bathroom, outdoor oven and small warehouse convertible into a guest apartment;
- **First floor:** living room with fireplace, kitchen, dining room with habitable panoramic terrace (60 sqm), two bedrooms and bathroom;
- **Second floor:** living room, small kitchen, two bedrooms and bathroom.

EXTERIOR

The building is surrounded by **5.8 hectares (14.3 acres) of land** planted with gardens in the part adjacent to the building. The green stretches for about 22,000 square meters and includes flat areas in which to relax in summer, shaded by **olive trees** and tall trees. All around then lie 3.6 ha of woods that shelter the property from noise and prying eyes.

USE AND POTENTIAL USES

The house is suitable as a private residence but is already divided on a practical level into two separate units with the possibility of creating two more small guest apartments (one on the ground floor, the other in the adjacent annex). This possibility of development would also allow starting a small accommodation business for those seeking peace and quiet.







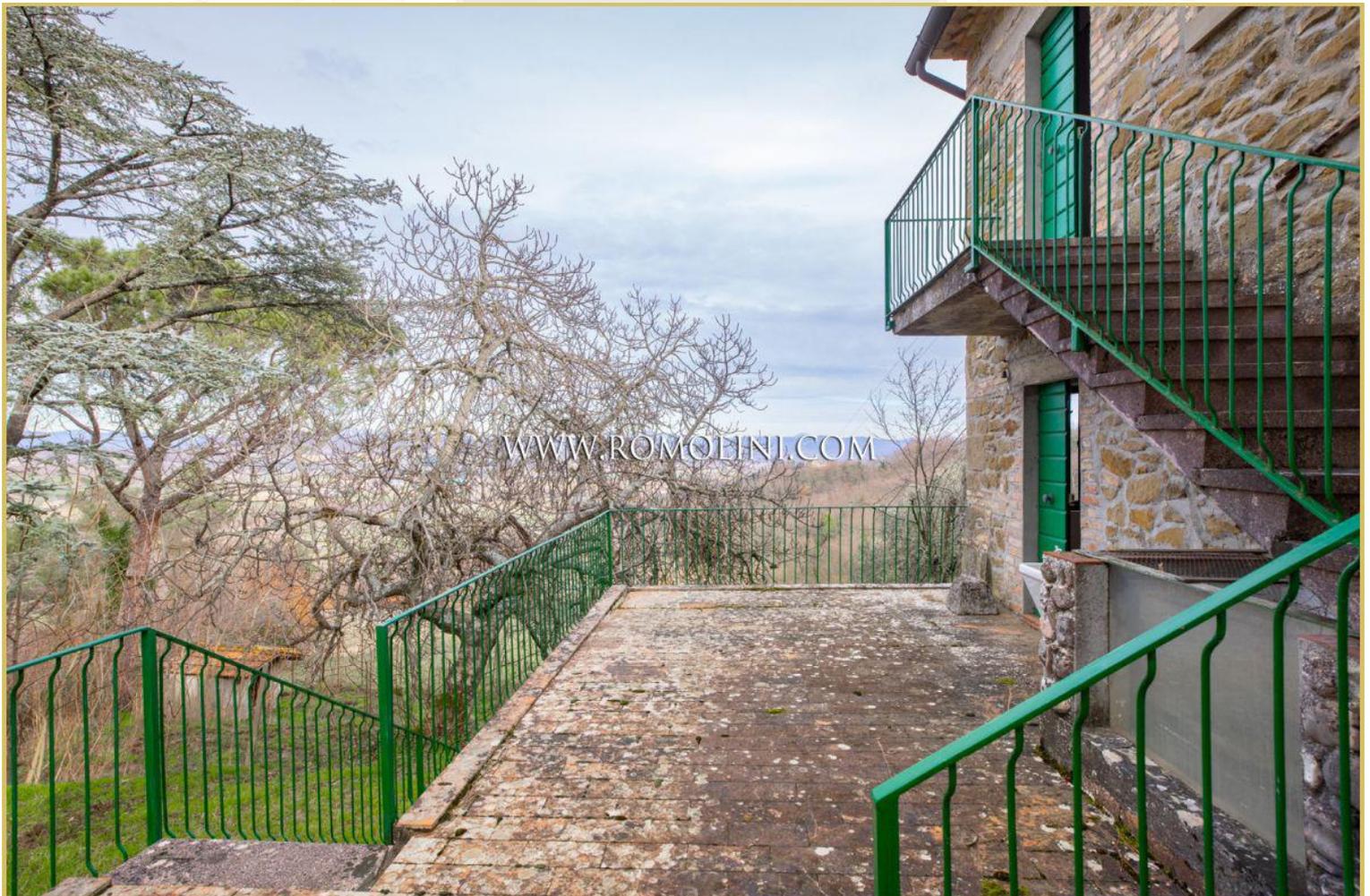












































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