

Ref. 2431 – **RUSTICO SAN NICOLA**

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PANORAMIC COUNTRY HOUSE TO BE FULLY RESTORED FOR SALE IN UMBRIA

Monte Santa Maria Tiberina – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
660 sqm

Bedrooms
Up to 5

Bathrooms
Up to 4

Total land
1.5 ha

In a hilly and panoramic position, not far from **Monte Santa Maria Tiberina**, farmhouse with outbuildings **to be restored** for sale. The property consists of three buildings: the heart of the whole is a farmhouse (480 sqm) completed by a barn (80 sqm) and a shed (100 sqm). All the buildings are **in need of complete renovation**, leaving the new owners complete freedom on the finishes.

The property is accessible via 1 km of unpaved road in good condition, and basic services are available in the nearby village (approx. 8 km). The location between **Umbria** and **Tuscany** makes it possible to reach most of the historical centers of the two regions in less than an hour and a half (Città di Castello, Anghiari, Sansepolcro, Cortona, Perugia, Montepulciano...).



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SUMMARY OF THE PROPERTY

REFERENCE #: 2431 – RUSTICO SAN NICOLA

TYPE: country house with barn

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1.2 km)

INTERIORS: 660 square meters (7,104 square feet)

TOTAL ROOMS: 13

BEDROOMS: up to 5

BATHROOMS: up to 4

ANNEXES: barn

MAIN FEATURES: stone fireplace, wood beamed ceilings, terracotta floors, stone walls, panoramic view, barn, shed

EXTERIORS: 1.5 hectares (3.7 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: to be connected

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

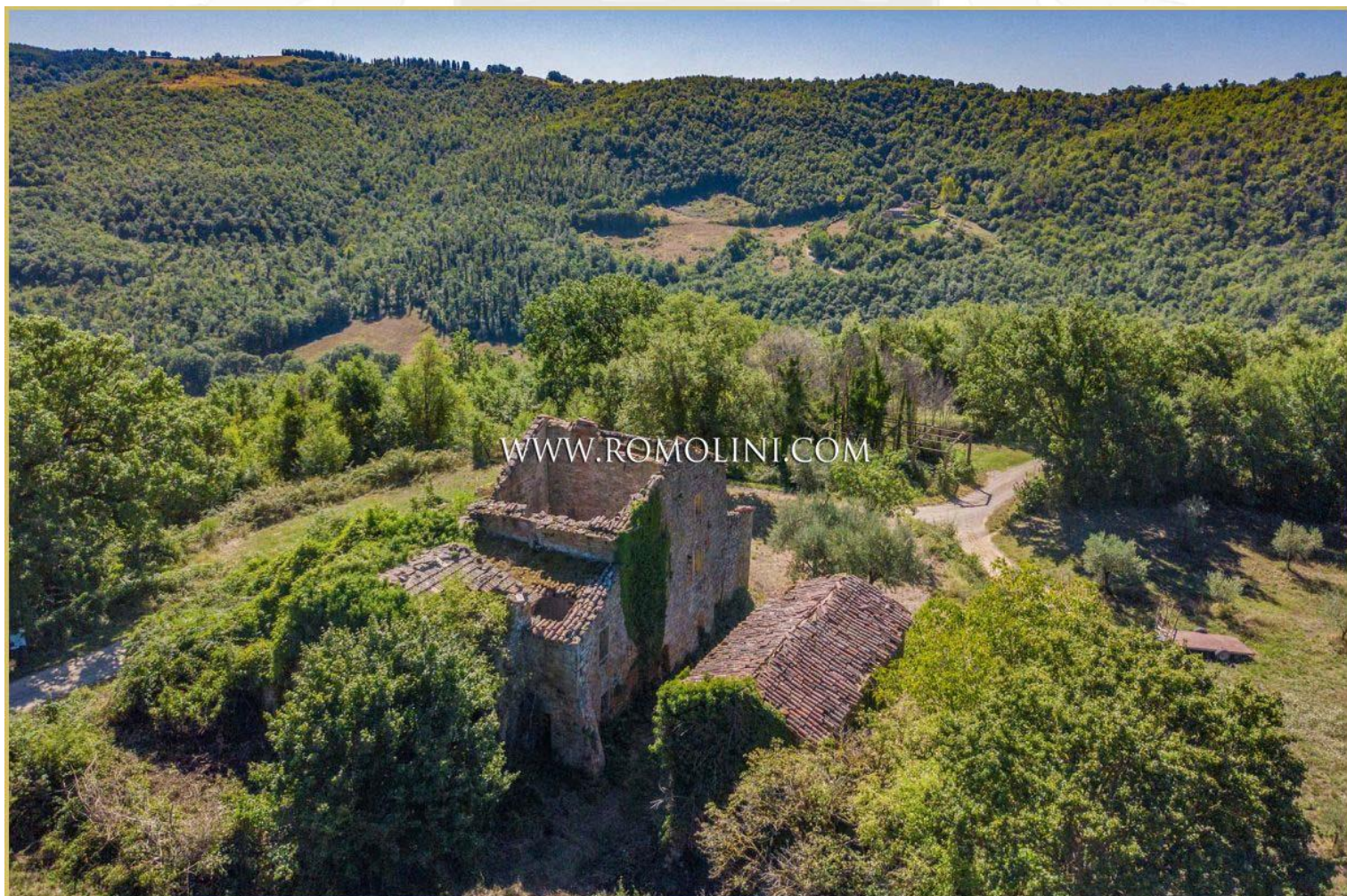
HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Monte Santa Maria Tiberina (7km; 15'), Città di Castello (20km; 25'), Anghiari (27km; 40'), Umbertide (29km; 35'), 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

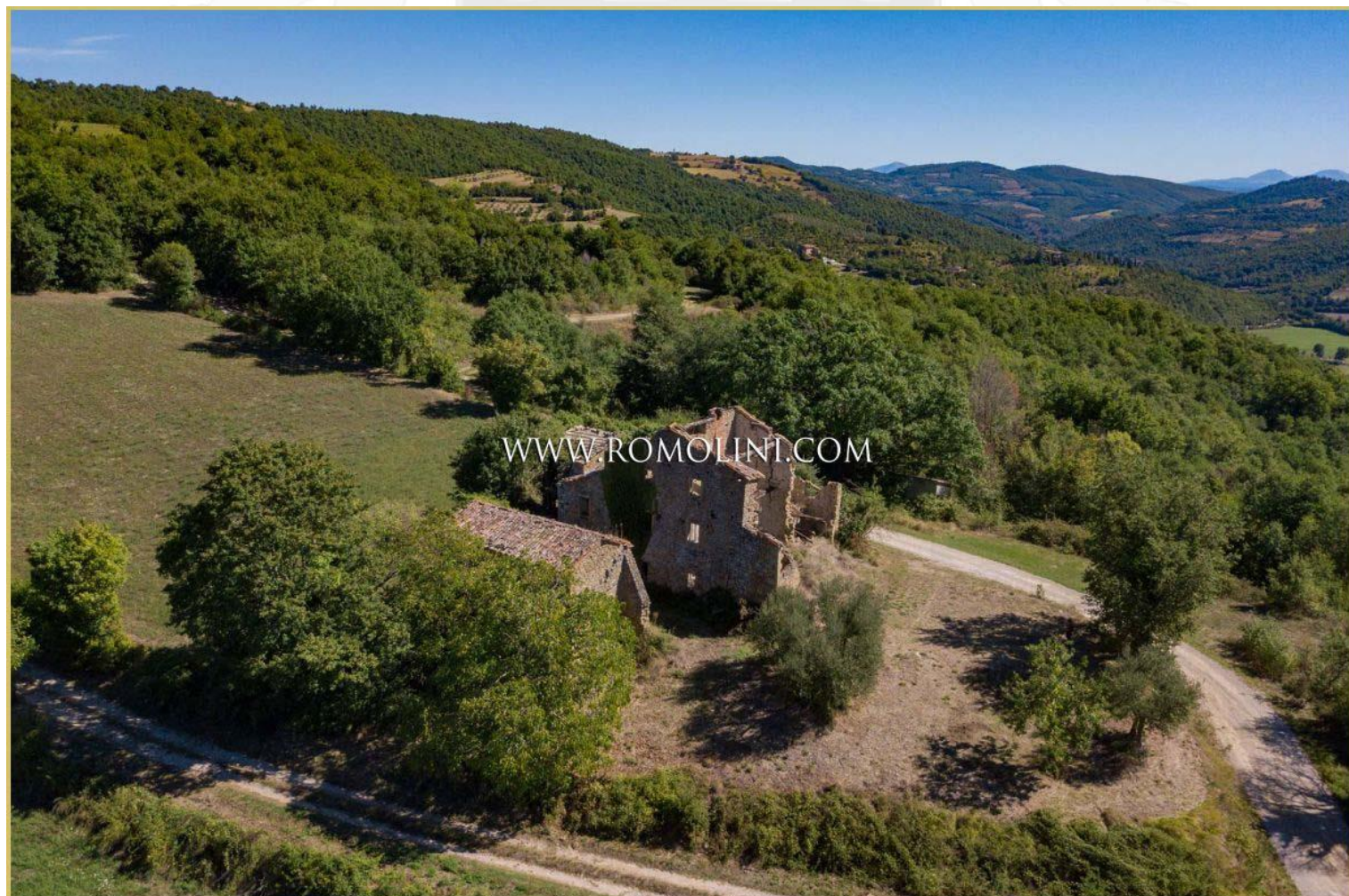
Perugia San Francesco (59km; 55'), Firenze A. Vespucci (139km; 1h 55'), Pisa G. Galilei (200km; 2h 35'), Bologna G. Marconi (209km; 2h 35'), Roma Ciampino (241km; 2h 50'), Roma Fiumicino (255km; 2h 55')













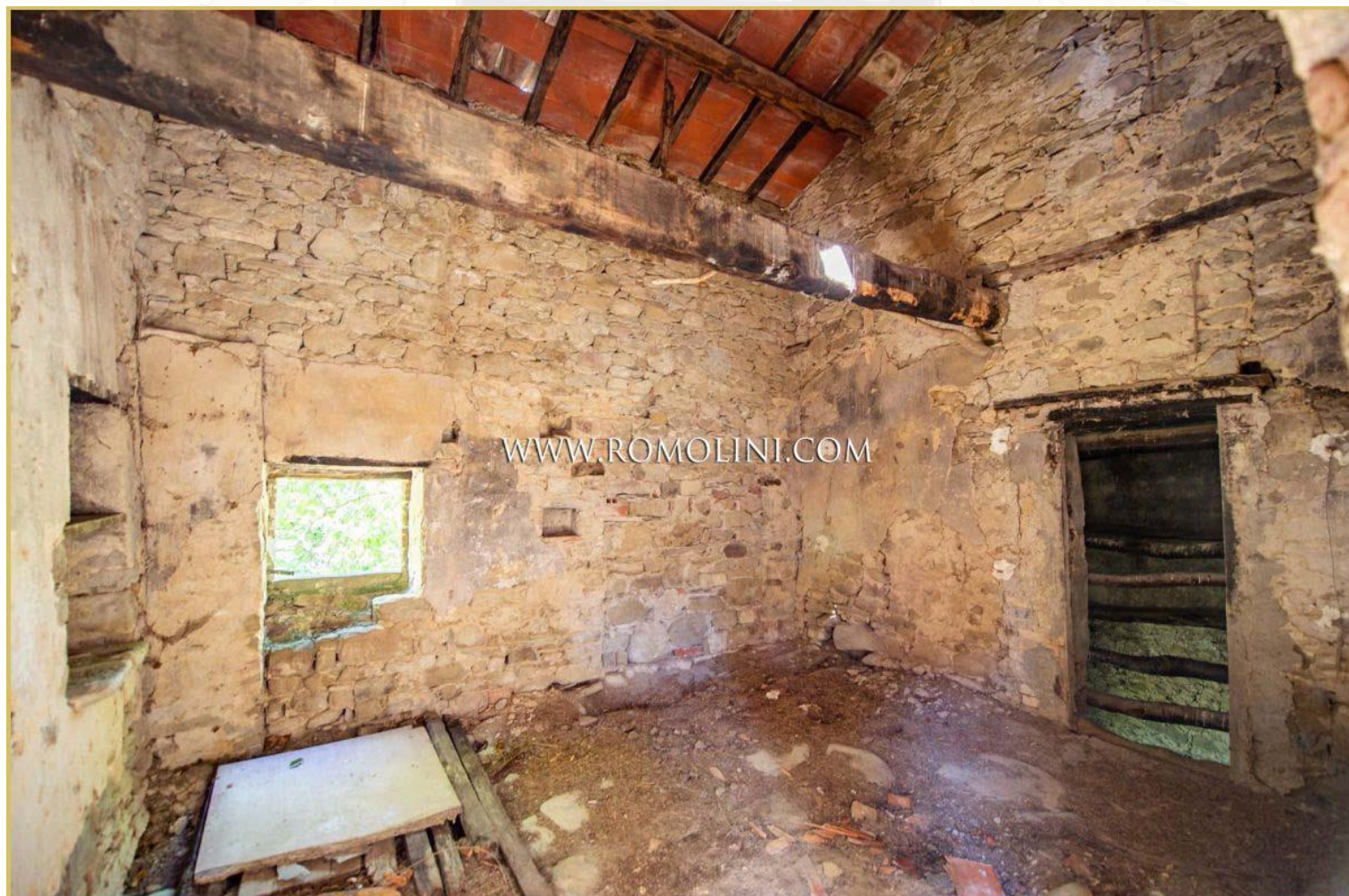


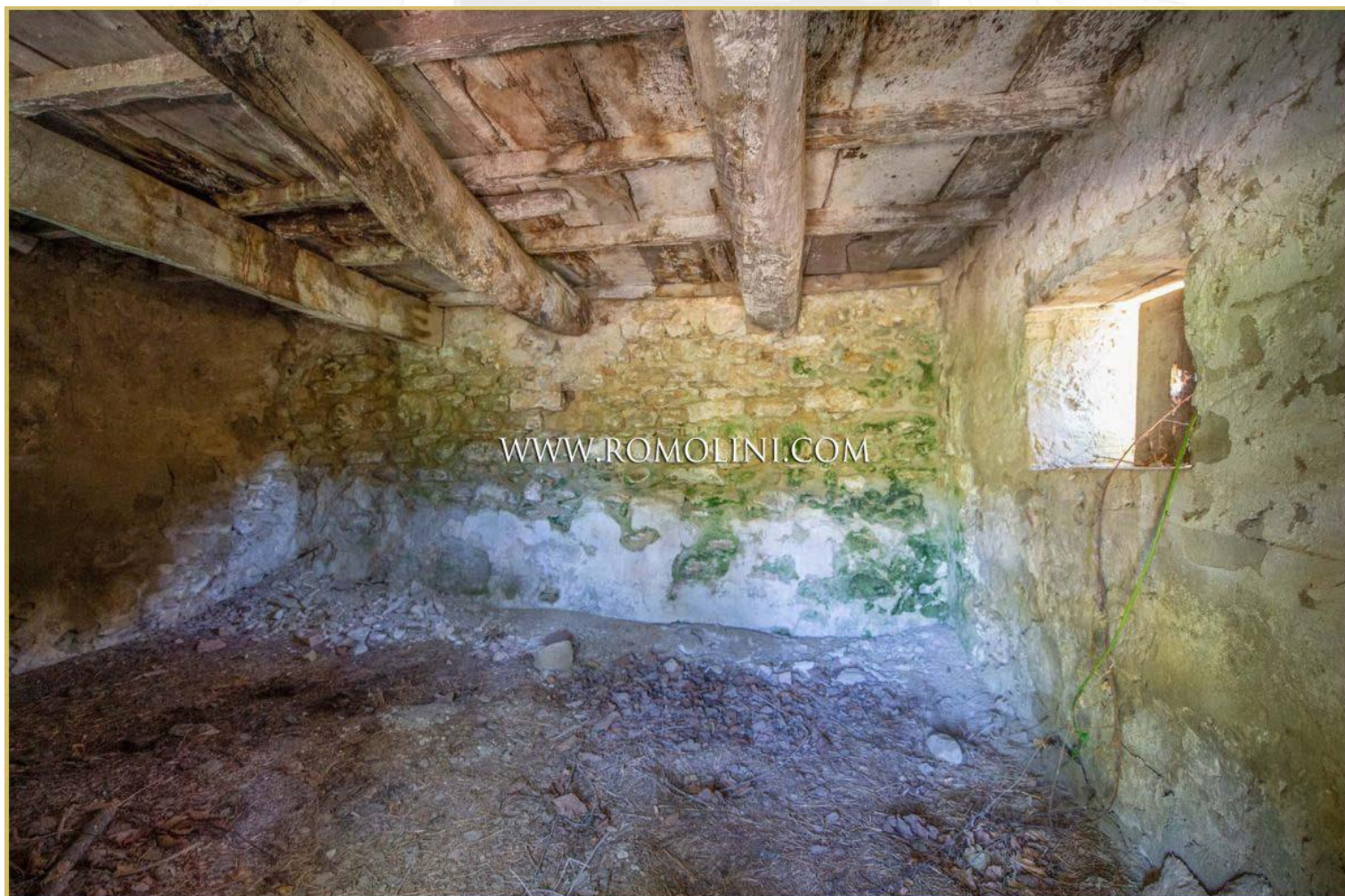


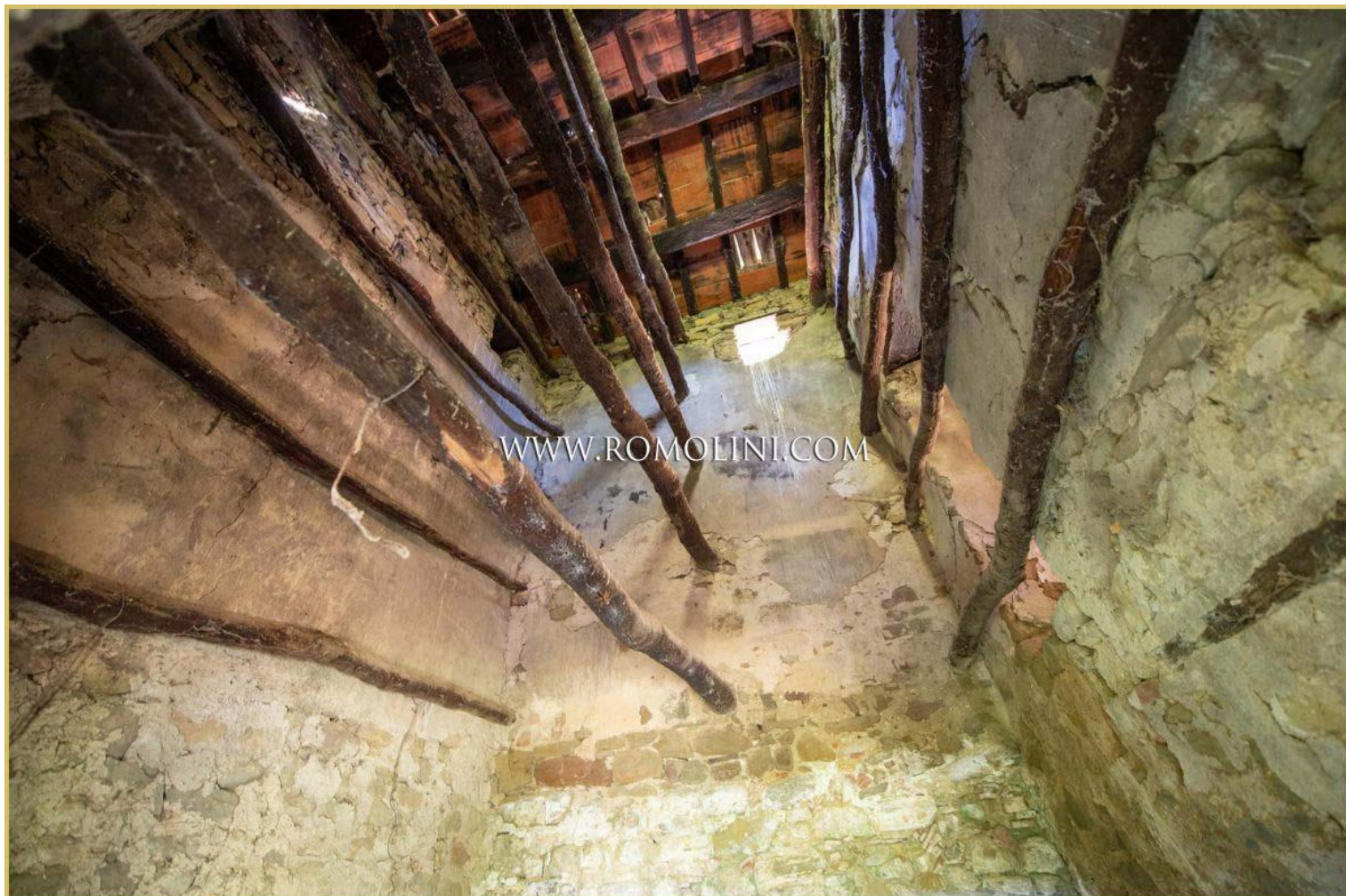














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