

FARMHOUSE TO BE RESTORED WITH ANNEXES FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

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Interiors
505 sqm

Bedrooms
Up to 7

Bathrooms
Up to 6

Total land
1.3 ha

This 19th-century farmhouse is located less than 2 km from a small town in Umbrian countryside. The buildings (which also include a barn and a rural outbuilding) need complete renovation to be used but have great potential. The 1.3 ha of land surrounding the farmhouse are flat, terraced and very suitable for creating a beautiful garden with views over the valley.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2458 – CASOLARE SAN LEONE

TYPE: country house with barn and land

CONDITIONS: to be restored

LOCATION: hilly, panoramic and close to the town

ACCESS: excellent, paved road

INTERIORS: 505 square meters (5,434 square feet)

TOTAL ROOMS: 10

BEDROOMS: up to 7

BATHROOMS: up to 6

ANNEXES: barn, stables, drying barn

MAIN FEATURES: stone fireplace, wooden beam ceilings, terracotta floors, land, barn, dryer, stone walls

TOTAL LAND: 1.3 hectares (3.2 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

Town with services (2km; 4'), Trestina (11km; 14'), Cortona (27km; 40'), Umbertide (21km; 23'), Montone (21km; 25'), Città di Castello (23km; 30'), Tuoro sul Trasimeno (26km; 45'), Passignano sul Trasimeno (32km; 54'), Montepulciano (52km; 1h 15'), Gubbio (57km; 1h 5'), Perugia (62km; 1h 5'), Arezzo (67km; 1h 15'), Siena (89km; 1h 30'), Florence (132km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (59km; 1h), Firenze A. Vespucci (149km; 2h), Bologna G. Marconi (219km; 2h 30'), Roma Ciampino (239km; 2h 45'), Pisa G. Galilei (240km; 2h 55'), Roma Fiumicino (257km; 2h 55')

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CASOLARE SAN LEONE

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The nearby town offers two grocery shops, two restaurants, two bars and a post office, while supermarkets, banks, a railway station and other shops are within a 10' drive. Other centers in **Tuscany** and **Umbria** can be reached by car in a short time (Città di castello, Umbertide, Cortona, Castiglion Fiorentino).

DESCRIPTION OF THE PROPERTY

The **farmhouse** (305 sqm – 3,282 sqft), dates back to the 19th century and is in good structural condition, although in need of complete renovation in terms of finishes. It is important to note, however, that all the typical elements such as stone walls, wooden beams and terracotta floors are still in place. The building is on three levels and could accommodate, with some redistribution of interior spaces, up to 5 bedrooms and 4 bathrooms. The old division into stables and cellars (ground floor) and farmer's dwelling (first floor) has not been changed.

The property is completed by a **spacious barn** (87 sqm – 936 sqft), which can be converted into a charming guesthouse, and an **agricultural warehouse** (113 sqm – 1,216 sqft) where vehicles and tools can be sheltered.

All around the farmhouse are **1.3 hectares (3.2 acres) of land**, mostly flat and terraced, which could be landscaped into a beautiful garden where one could relax in the warm summer days.

































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