

Ref. 2566 – **VILLA MONTONE**

[www.romolini.co.uk/en/2566](http://www.romolini.co.uk/en/2566)

## **VILLA WITH POOL AND PRIVATE LAKE FOR SALE IN MONTONE, UMBRIA**

**Montone – Perugia – Umbria**

**VIEW ON OUR WEBSITE**



**Interiors**  
693 sqm

**Bedrooms**  
4

**Bathrooms**  
5

**Total land**  
4.9 ha

**Swimming pool**  
14 x 7 m

Only 5 km from Montone, one of the most beautiful medieval towns in Italy, villa with swimming pool and horse stables for sale. The property, in excellent condition, has been recently renovated and currently houses 4 bedrooms. Accompanying the house are four horse boxes, the garden and 4.4 ha of agricultural land.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2566 – VILLA MONTONE

**TYPE:** villa with pool and horse stables

**CONDITIONS:** excellent

**LOCATION:** hilly, very panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 693 square meters (7,456 square feet)

**TOTAL ROOMS:** 15

**BEDROOMS:** 4

**BATHROOMS:** 5

**ANNEXES:** horse stables, barn

**MAIN FEATURES:** fireplace, parquet flooring, panoramic views, terraces, garden, swimming pool, wood-paved sunbathing area, private lake, olive trees, box for horses, agricultural land, heat pump

**EXTERIORS:** 4.9 hectares (12.1 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 14 x 7 m

**ELECTRICITY:** already connected

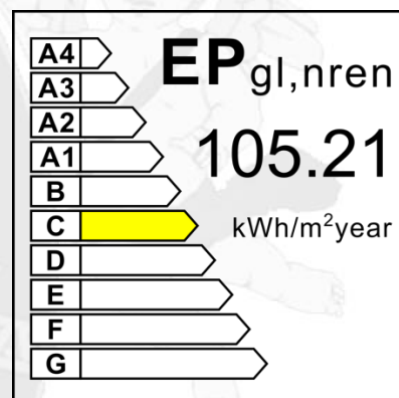
**WATER SUPPLY:** mains water + well + private pond

**TELEPHONE:** already connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators + fan coils



## CLOSEST CITIES AND TOWNS

Montone (5km; 7'), Umbertide (6km; 10'), Città di Castello (21km; 20'), Sansepolcro (36km; 30'), Gubbio (38km; 35'), Anghiari (41km; 30'), Perugia (42km; 35'), Cortona (44km; 45'), Assisi (52km; 40'), Arezzo (60km; 1h), Spello (60km; 50'), Todi (81km; 55'), Siena (113km; 1h 40'), Florence (135 km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (39km; 30'), Ancona R. Sanzio (130 km; 2h), Forlì L. Ridolfi (133km; 1h 45'), Firenze A. Vespucci (149 km; 1h 50'), Bologna G. Marconi (212km; 2h 5'), Roma Ciampino (222km; 2h 15'), Roma Fiumicino (237km; 2h 25'), Pisa G. Galilei (241km; 2h 35')

## VILLA MONTONE

Only 5 km from **Montone**, one of the most beautiful medieval towns in Italy, **villa** with **swimming pool** and **horse stables** for sale. The property, in excellent condition, has been recently renovated and currently houses 4 bedrooms. Accompanying the house are four horse boxes, the garden and **4.4 ha of agricultural land**.

The villa, which offers a splendid panoramic view of the surrounding hills, is easily accessible via an asphalted road and makes it possible to move easily between various centers in **Tuscany** and **Umbria** thanks to its proximity to the junction of the **E45 motorway** (Umbertide, Città di Castello, Sansepolcro, Perugia and Assisi).

The reference airport is Perugia, which can be reached in about 30 minutes, while the two international airports of Rome are about two and a half hours away.

## DESCRIPTION OF THE BUILDINGS

The **villa** (630 sqm – 6,779 sqft, 4 bedrooms and 5 bathrooms) is on three levels:

- **Ground floor**: kitchen, dining room, living room, bathroom, tavern, laundry and storage;
- **First floor**: two small living rooms with terraces, four bedrooms and three bathrooms;
- **Second floor**: attics and bathroom.

Not far from the villa is the **stable for the horses** (36 sqm – 387 sqft) with four boxes and a **barn** (27 sqm – 290 sqft) used to shelter tools and food for the animals.

## EXTERIORS

The building has a paved outdoor terrace, ideal for outdoor dining, and is surrounded by a perfectly maintained **5,680-sqm garden**.

A short distance from the villa is the **14 x 7 m swimming pool** with convenient access steps, diving board, gazebo and wooden sunbathing area, under which two cars can be parked.

In addition, there are **4.4 hectares of agricultural land** with **olive groves** (7,300 sqm), large portions of arable land suitable for horses (2.3 ha), woods (1.4 ha) and a **private pond**.









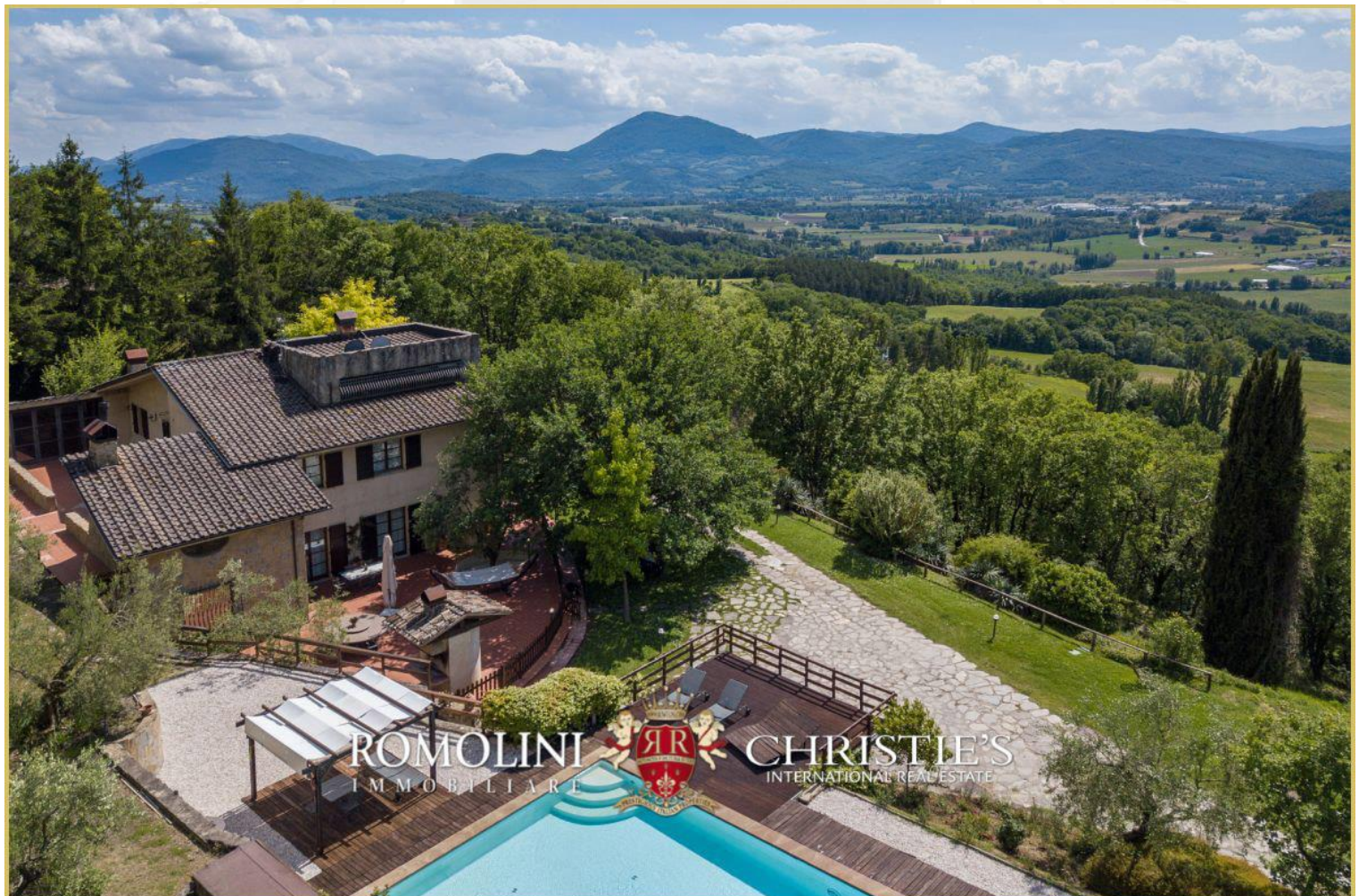
































ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

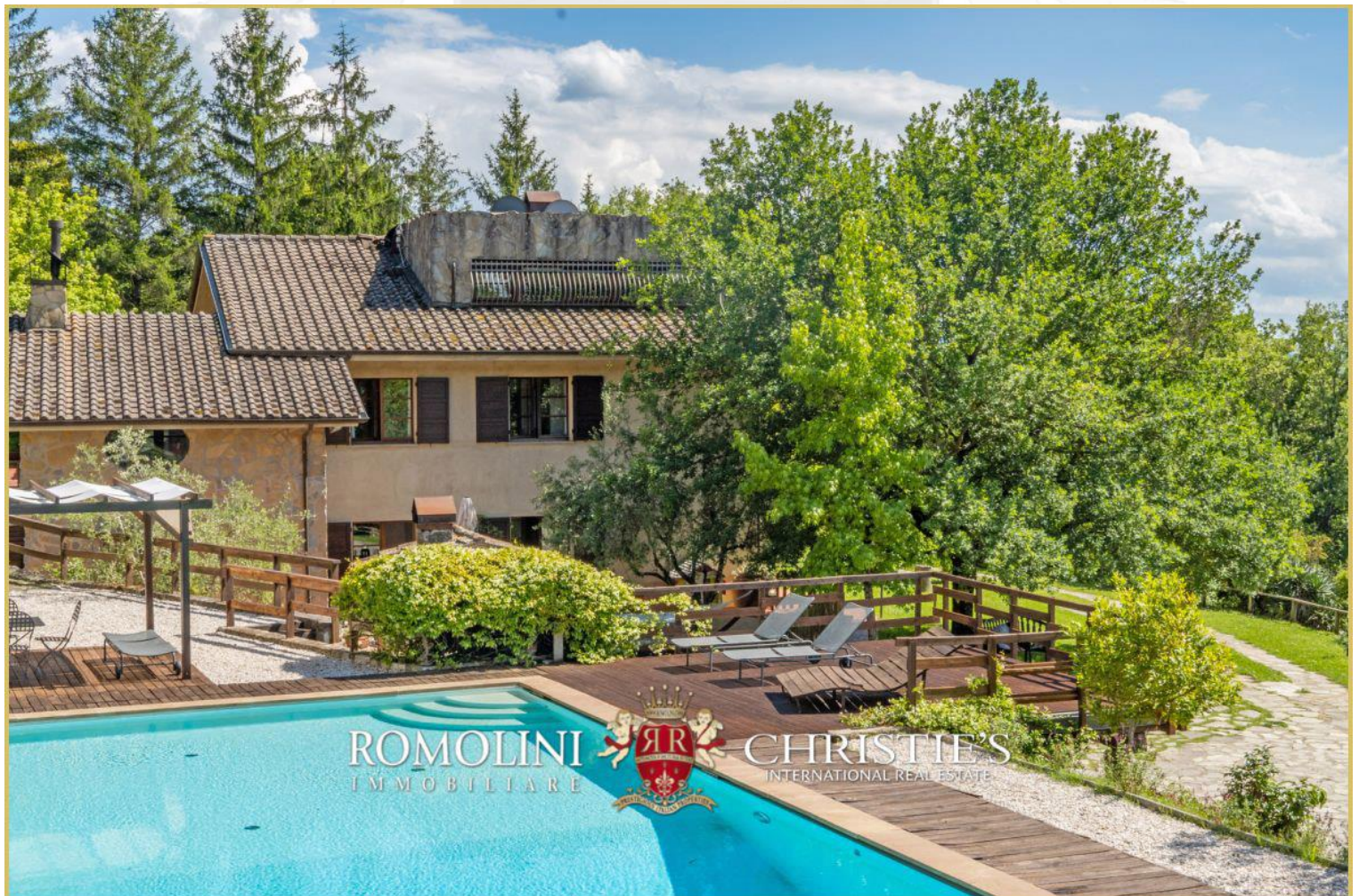


CHRISTIE'S  
INTERNATIONAL REAL ESTATE





















ROMOLINI  
IMMOBILIARE

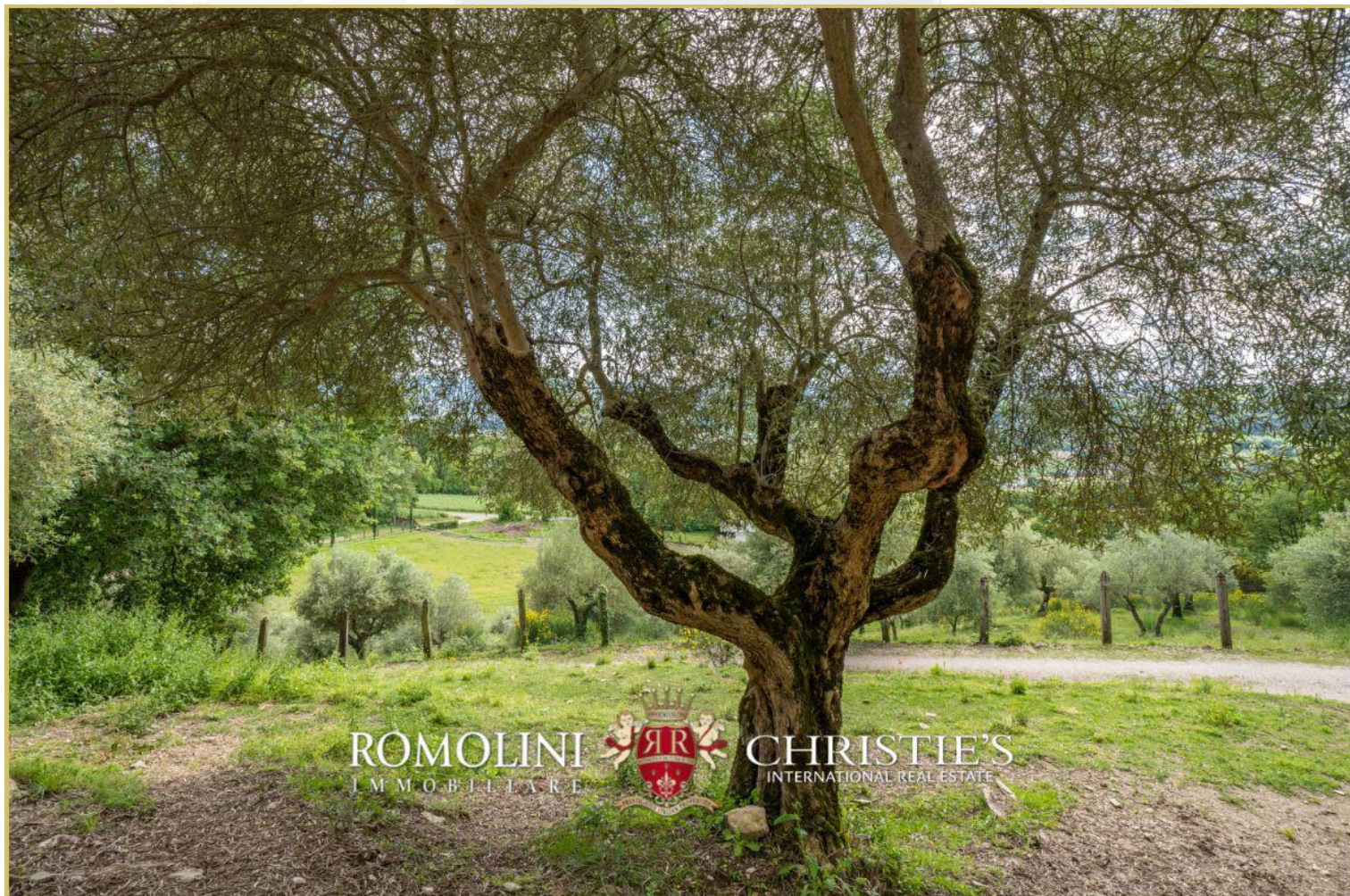
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

















































































































ROMOLINI  
I M M O B I L I A R E

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

FIND US ON  
INSTAGRAM

VISIT OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)