

Ref. 2484 – **CASALE SAN GIUSTINO**www.romolini.co.uk/en/2484

RESTORED RUSTIC COUNTRY HOUSE FOR SALE IN SAN GIUSTINO, UMBRIA

San Giustino – Perugia – Umbria**VIEW ON OUR WEBSITE****Interiors**
400 sqm**Bedrooms**
7**Bathrooms**
8**Total land**
5.9 ha

In a reserved but very panoramic location in the hills between Umbria and Marche, 800 m above sea level, renovated rustic farmhouse for sale, currently used as an agritourism. The property features 7 bedrooms (including two independent apartments) as well as a large restaurant room on the ground floor. The house is largely surrounded by pastures and woods with typical plants of the area, frequented by local wildlife.

SUMMARY OF THE PROPERTY

REFERENCE #: 2484 – CASALE SAN GIUSTINO

TYPE: rustic country house

CONDITIONS: restored

LOCATION: hilly, panoramic (800 m asl)

ACCESS: unpaved road (1.5 km)

INTERIORS: 400 square meters (4,304 square feet)

TOTAL ROOMS: 13

BEDROOMS: 7

BATHROOMS: 8

ANNEXES: oven (to be restored)

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, professional kitchen, original fireplaces, wooden galleries, brick arches, garden, land suitable for horses, paved terrace

EXTERIORS: 5.9 hectares (14.6 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: gasoil

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Lama (13km; 20'), San Giustino (15km; 25'), Sansepolcro (19km; 30'), Città di Castello (20km; 30'), Anghiari (30km; 40'), Monte Santa Maria Tiberina (30km; 45'), Umbertide (40km; 45'), Caprese Michelangelo (45km; 55'), Urbino (48km; 1h 10'), Gubbio (69km; 1h 10'), Perugia (72km; 1h 20'), Gradara (80km; 1h 35'), Deruta (86km; 1h 15'), Assisi (88km; 1h 20'), Spello (91km; 1h 15'), Castiglion del Lago (100km; 1h 30'), Pienza (108km; 1h 55'), Siena (123km; 2h), Spoleto (124km; 1h 40'), Florence (126km; 2h)

CLOSEST AIRPORTS

Rimini F. Fellini (82km; 1h 50'), Forlì L. Ridolfi (122km; 1h 55'), Firenze A. Vespucci (146km; 2h 5'), Grosseto C. Baccarini (188km; 2h 45'), Bologna G. Marconi (198km; 2h 35'), Pisa G. Galilei (207km; 2h 45'), Roma Ciampino (252km; 3h), Roma Fiumicino (267km; 3h 10')

CASALE SAN GIUSTINO

In a reserved but very panoramic location in the hills between **Umbria** and **Marche**, 800 m above sea level, renovated **rustic farmhouse** for sale, currently used as an agritourism. The property features 7 bedrooms (including two independent apartments) as well as a large restaurant room on the ground floor. The house is largely surrounded by pastures and woods with typical plants of the area, frequented by local wildlife (wild boars, hares, deers, porcupines...).

The nearest village is **Lama** (less than 9 km away, descending towards the valley) and the property can be reached via a short stretch of unpaved road (1.5 km) in excellent condition. The other towns of the **Tiber Valley**, including Sansepolcro, Città di Castello, Anghiari and San Giustino, however, can be reached in just over half an hour by car.

It is also quick and easy to reach on foot the track of **Sentiero Italia**, a nearly 8,000-km route that runs along the whole peninsula. Hikes to some peaks from the Apennines can also be undertaken.

DESCRIPTION OF THE PROPERTY

The **farmhouse** (400 sqm – 4,304 sqft), originally garrison of the **Marquis Bufalini** and then a dairy, has been recently renovated and transformed into an Agriturismo where silence and quiet reign: here guests can spend a peaceful and relaxing vacation away from the hustle and bustle. The finishes and furnishings are simple but very functional, maintained with care and precision. On the ground floor are located all the spaces used as a restaurant for both the guests and external customers. The large spaces rest directly on a rock base, and this can be seen from some details left exposed. A large professional kitchen allows smooth work in preparing and serving food even for a large number of guests. The kitchen is directly connected with a large entrance doubling as a bar, which in turn communicates via a splendid archway to the two large dining rooms served by a service area, also for the disabled. From the outside there is also access to a bedroom with private bathroom, designed specifically to facilitate access for the disabled.

Through a doorway adjoining the recreation rooms, one goes up to the second floor where four bedrooms with private bathrooms are located. Also on the first floor are **two apartments**, both with independent access from the outside, each consisting of living area with open kitchen, bedroom and bathroom.

The farmhouse is surrounded by **5,000-sqm of well-kept garden**, bordered by **meadows** (4.7 hectares) and **woodland** (6,700 sqm). The open fields, with their mild slopes, are well exposed and could be used either for planting crops or keeping animals such as horses.



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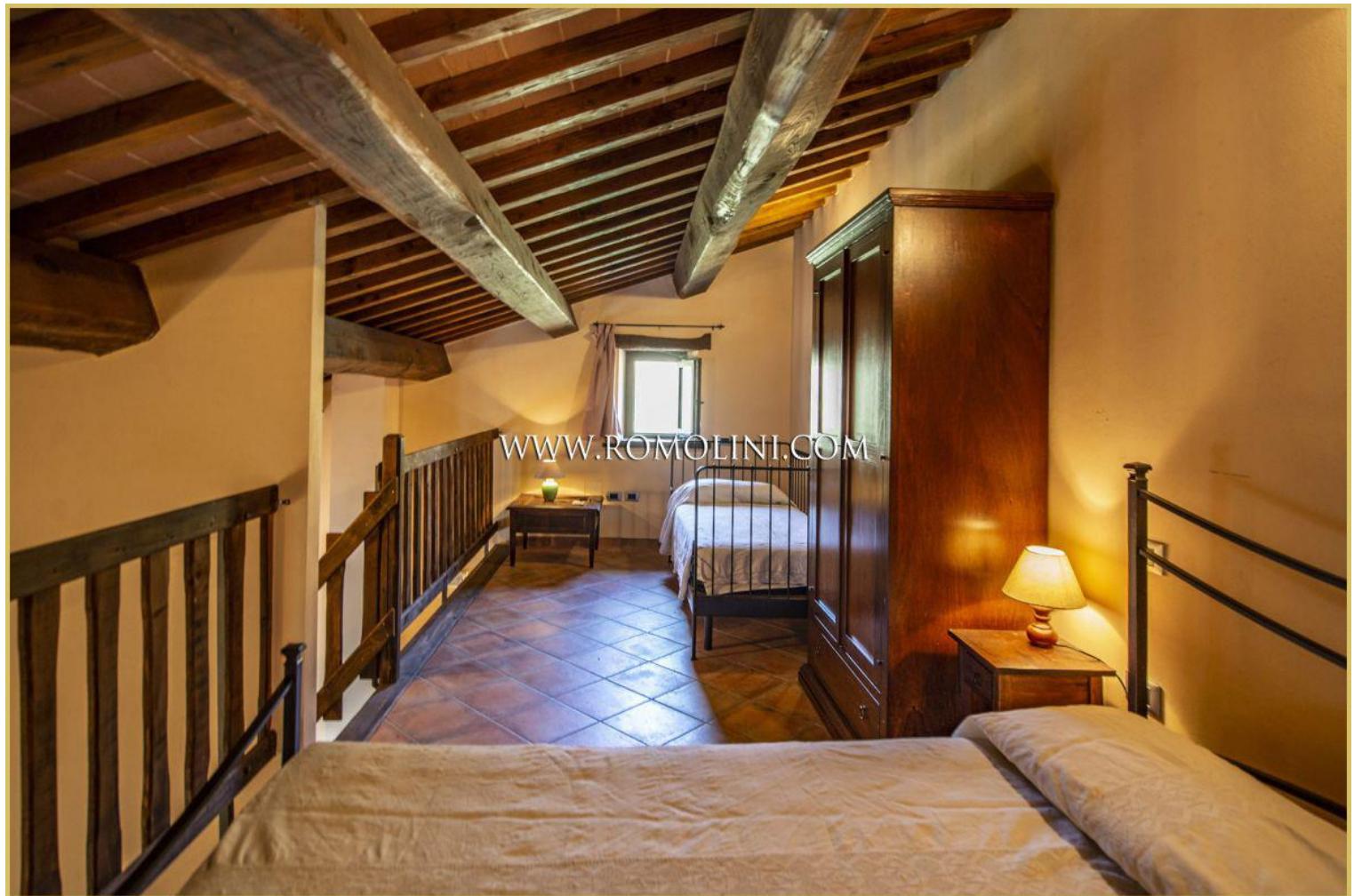


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