

Ref. 2487 – **CASALE PIERLE**

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RESTORED FARMHOUSE FOR SALE IN PANORAMIC POSITION ON THE HILLS OF UMBRIA

Lisciano Niccone – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
329 sqm

Bedrooms
5

Bathrooms
5

Total land
3.9 ha

Swimming pool
10 x 4 m

Olive grove
60 trees

This property, located in a very panoramic position on the Niccone Valley, on the border between Umbria and Tuscany, consists of a farmhouse with four bedrooms and a guesthouse with one bedroom. The buildings are surrounded by about 3.9 hectares of fenced land, on which are a 10 x 4 swimming pool and several centuries-old olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2487 – CASALE PIERLE

TYPE: country house with dependence and pool

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: excellent, paved road

INTERIORS: 329 square meters (3,541 square feet)

TOTAL ROOMS: 11

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: guesthouse

MAIN FEATURES: stone walls, wooden beams, terracotta floors, original fireplaces, brick arches, garden, panoramic swimming pool, olive trees, fenced land, pergola, porch

EXTERIORS: 3.9 hectares (9.6 acres)

GARDEN: yes, well maintained with centuries-old trees

SWIMMING POOL: 10 x 4 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fireplace + stove + air conditioning

CLOSEST CITIES AND TOWNS

Lisciano Niccone (4km; 5'), Cortona (21km; 25'), Umbertide (19km; 20'), Tuoro sul Trasimeno (15km; 20'), Città di Castello (35km; 36'), Perugia (36km; 40'), Arezzo (52km; 1h), Montepulciano (53km; 51'), Siena (94km; 1h 20'), Firenze (137km; 1h 50'), Roma (225km; 2h 35')

CLOSEST AIRPORTS

Perugia San Francesco (48km; 41'), Firenze A. Vespucci (149km; 1h 45'), Roma Ciampino (239km; 2h 35'), Roma Fiumicino (255km; 2h 45'), Grosseto C. Baccarini (224km; 2h 50'), Pisa G. Galilei (216km; 2h 26') Bologna G. Marconi (222km; 2h 40')

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This property, located in a very panoramic position on the **Niccione Valley**, on the border between **Umbria** and **Tuscany**, consists of a farmhouse with four bedrooms and a dependance with one bedroom. The buildings are surrounded by about **3.9 hectares** of fenced land, on which are a **10 x 4 swimming pool** and several centuries-old olive trees.

The village with services is only 4 km away but the location on the border between Umbria and Tuscany allows you to reach the art cities of the two regions in less than an hour (Città di Castello, Cortona, Umbertide, Perugia, Siena...).

DESCRIPTION OF THE BUILDINGS

The **main house** (286 sqm – 3,077 sqft) is on two levels. On the ground floor we find the entire living area, consisting of a very bright and livable kitchen that opens onto the outdoor porch, perfect for outdoor summer lunches and dinners. Also on this floor we then find the living room, a library, a multipurpose room (possible fourth bedroom), a bathroom and a storage room. On the first floor, on the other hand, we find a second living room, three bedrooms (two of which have en-suite bathrooms), three bathrooms and a second kitchen.

The **outbuilding** (43 sqm – 463 sqft), on the other hand, is on the ground floor and houses a kitchenette, a sitting room and a bedroom with bathroom.

The buildings have been completely restored reusing typical original materials where possible to maintain the character of the structures. Modern materials have instead been used for the systems, so as to ensure excellent energy efficiency. Both buildings are equipped with air conditioning.

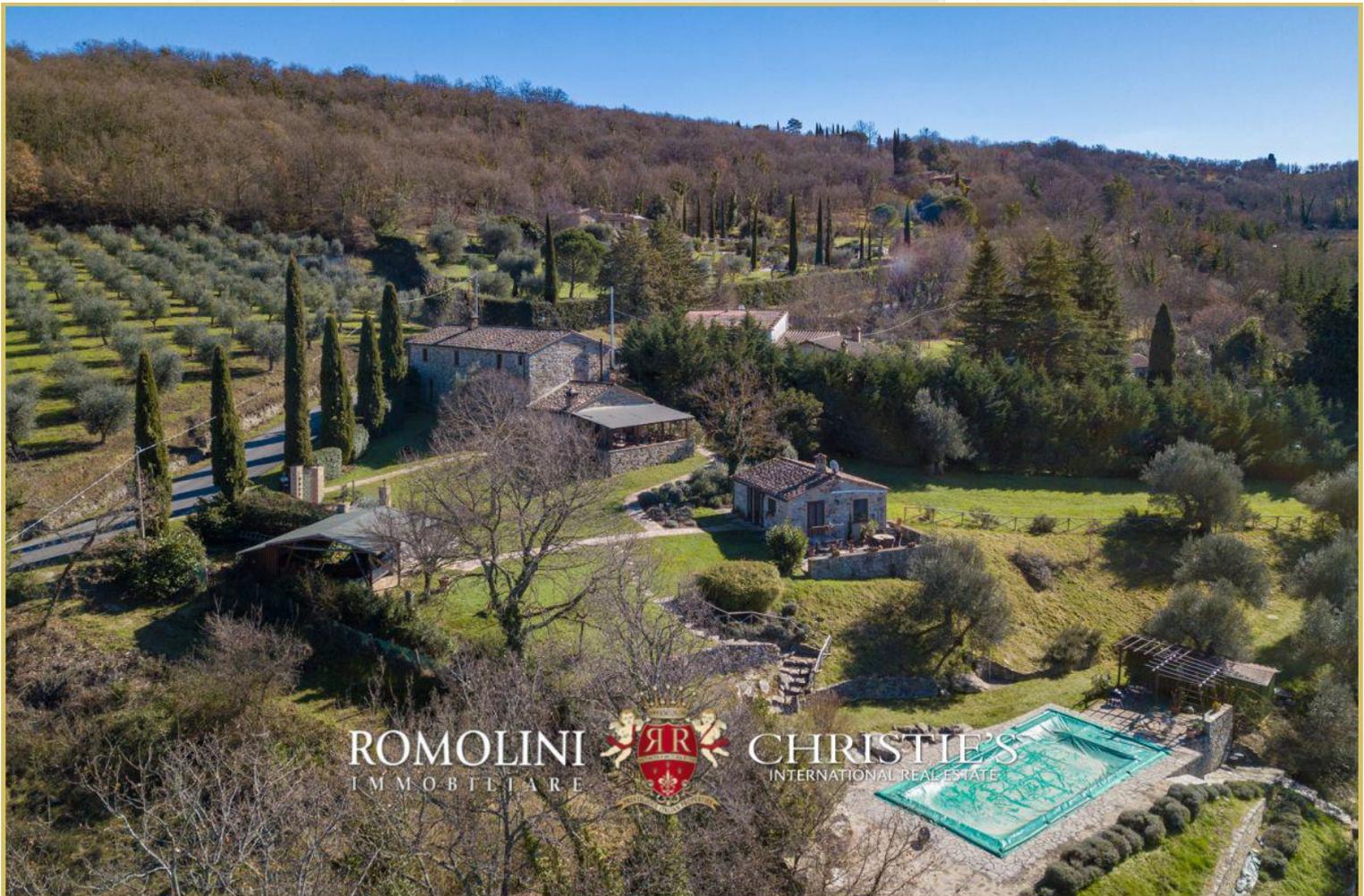
EXTERIORS

The farmhouse is surrounded by **3.9 hectares (9.6 acres)** of fenced land: the part all around the farmhouse is planted with a **garden** (4,100 sqm) on which the panoramic **10 x 4 m swimming pool** has been built, while a short distance from the building are **60 olive trees** and some wooded portions.





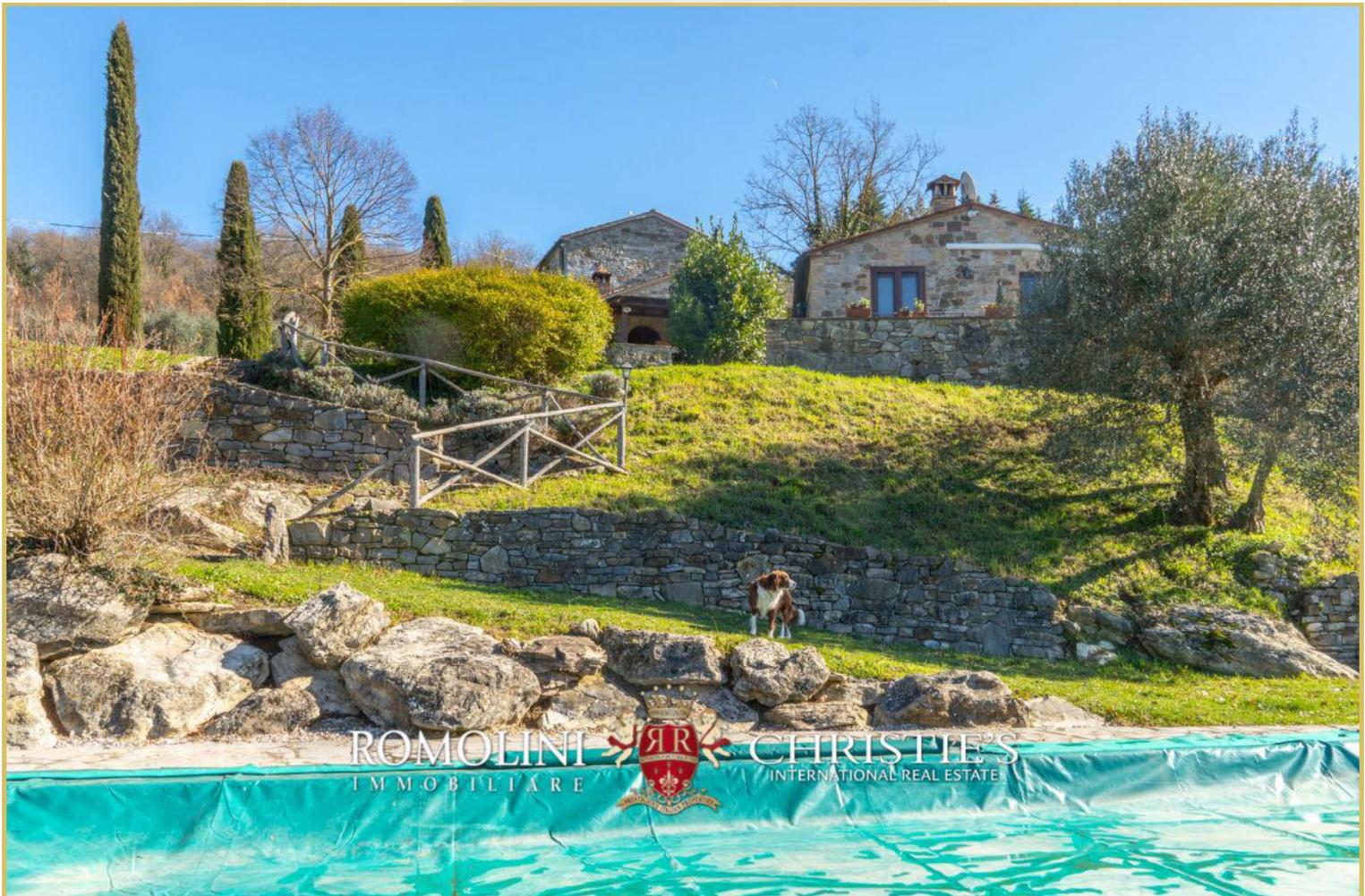














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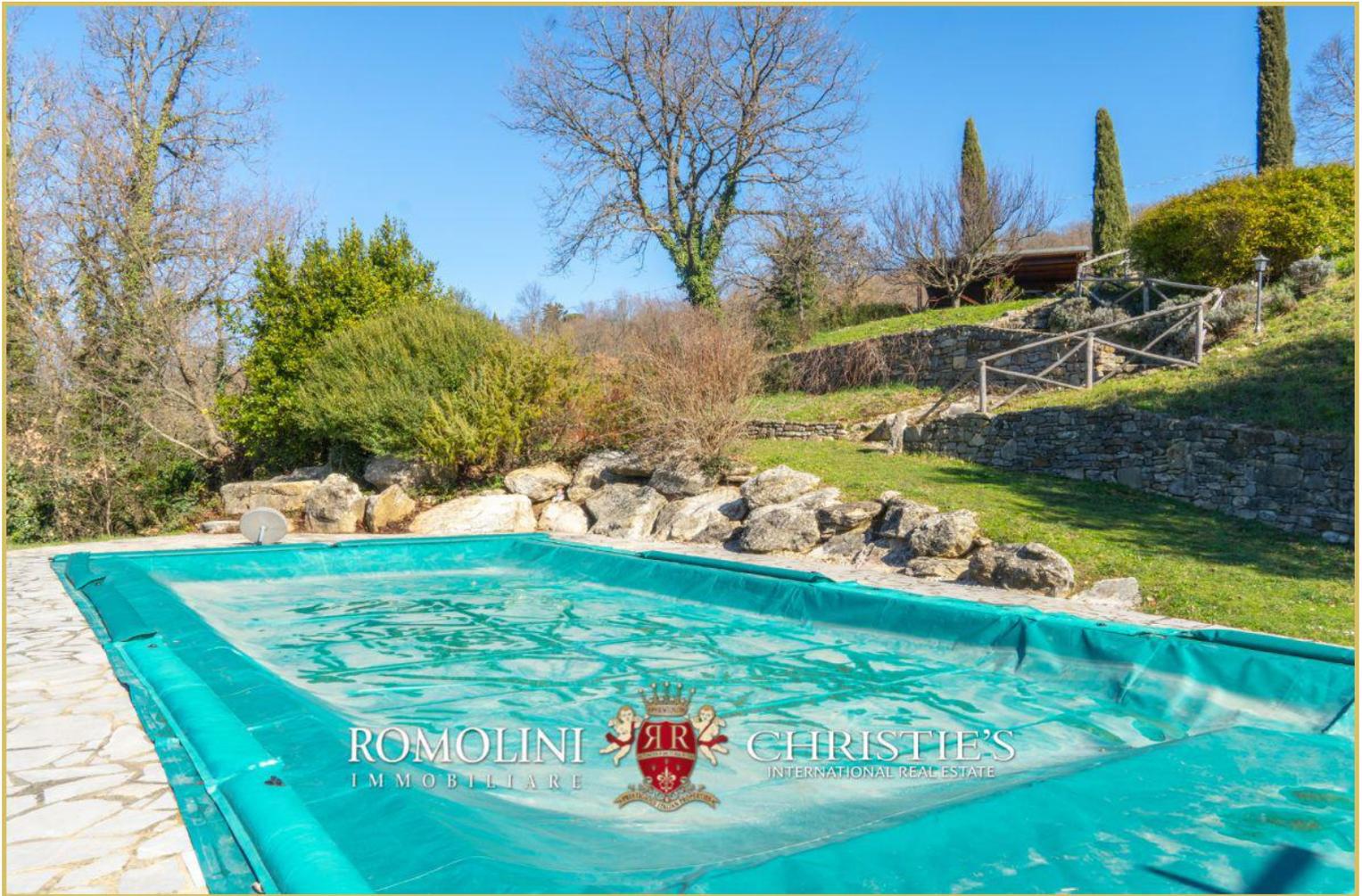
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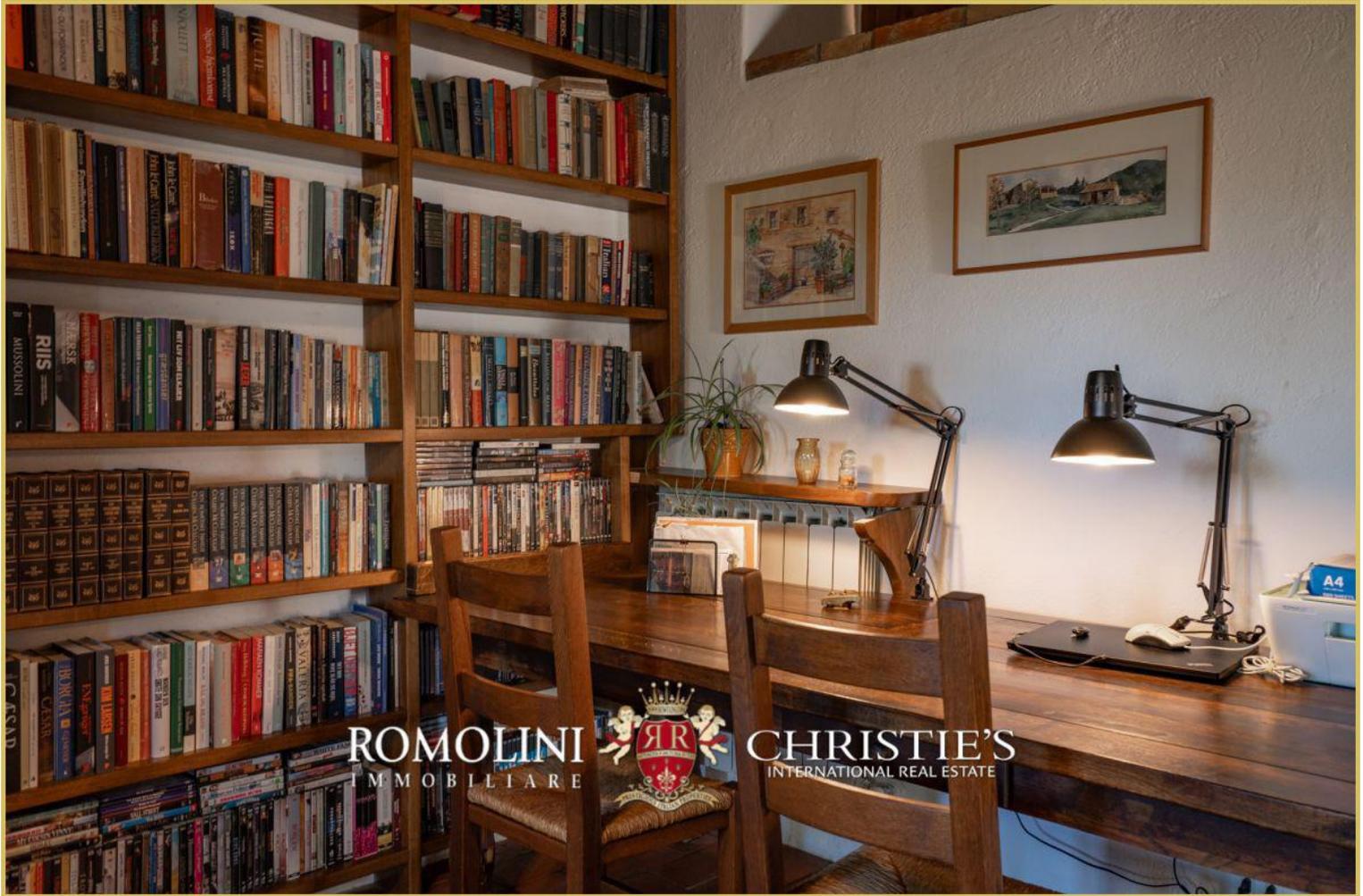
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4

52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com