

Ref. 2488 – **CASALE ROTETINO**www.romolini.co.uk/en/2488

RESTORED COUNTRY HOUSE WITH POOL FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria**Interiors**
535 sqm**Bedrooms**
7**Bathrooms**
4**Total land**
6.0 ha**Swimming pool**
12 x 6 m

In an open and sunny location in the Upper Tiber Valley, just 6 km from Tuscany, restored 19th-century farmhouse for sale. The property is currently divided into four apartments that are rented with good results (7 bedrooms in total) and is surrounded by 1.4 hectares of flat land, very suitable for horses.

SUMMARY OF THE PROPERTY

REFERENCE #: 2488 – CASALE ROTETINO

TYPE: country house with four apartments

CONDITIONS: restored

LOCATION: open and sunny

ACCESS: unpaved road (100 m)

INTERIORS: 535 square meters (5,757 square feet)

TOTAL ROOMS: 23

BEDROOMS: 7

BATHROOMS: 4

ANNEXES: pigsty, shed

MAIN FEATURES: stone walls, wood beamed ceilings, stone fireplace, swimming pool, land suitable for horses and animals, wells, small vineyard to be recovered, outbuildings to be restored

TOTAL LAND: 1.4 hectares (3.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 6 m

ELECTRICITY: already connected

WATER SUPPLY: private wells (4)

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fireplaces

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Monte Santa Maria Tiberina (9km; 15'), Città di Castello (11km; 15'), Umbertide (18km; 20'), Sansepolcro (27km; 25'), Cortona (40km; 1h), Arezzo (49km; 50'), Gubbio (49km; 45'), Perugia (52km; 45'), Passignano sul Trasimeno (60km; 55'), Assisi (67km; 55'), Montepulciano (72km; 1h 25'), Foligno (76km; 1h), Montefalco (88km; 1h 15'), Todi (91km; 1h 10'), Siena (107km; 1h 30'), Firenze (127km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (50km; 40'), Firenze A. Vespucci (142km; 1h 55'), Ancona R. Sanzio (154km; 1h 55'), Pisa G. Galilei (202km; 2h 45'), Bologna G. Marconi (202km; 2h 20'), Roma Ciampino (232km; 2h 50'), Roma Fiumicino (246km; 2h 40')

CASALE ROTETINO

In an open and sunny location in the **Upper Tiber Valley**, just 6 km from **Tuscany**, restored 19th-century **farmhouse** for sale. The property is currently divided into **four apartments** that are rented with good results (7 bedrooms in total) and is surrounded by **1.4 hectares** of flat land, very **suitable for horses**.

The nearest services, including a supermarket, are in a small town near the **E45 highway** (3km; 5'), while for everything else you just need to reach **Città di Castello** (10km) where there are shopping centers, banks and even the hospital.

DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (388 m² – 4,175 ft², 7 bedrooms and 4 bathrooms) is divided into four independent apartments, two on each floor, plus two old drying rooms (to be finished internally) and a brick shed. The building has been fully renovated and is in excellent condition.

- **Apartment N°1:** eat-in kitchen, bedroom and bathroom;
- **Apartment N°2:** habitable kitchen, two bedrooms and bathroom;
- **Apartment N°3:** habitable kitchen, two bedrooms and bathroom;
- **Apartment N°4:** habitable kitchen, two bedrooms and bathroom.

The property is completed by a **pigsty** (55 m² – 592 ft²) consisting of four rooms in good general condition (currently used as storage) and an **old agricultural warehouse** (92 m² – 990 ft²) in need of some restoration and modernization work.

EXTERIORS

The buildings are surrounded by **1.4 hectares (3.5 acres)** of land. The flat, tree-free nature of the property makes it very suitable if one wanted to keep horses or other animals.





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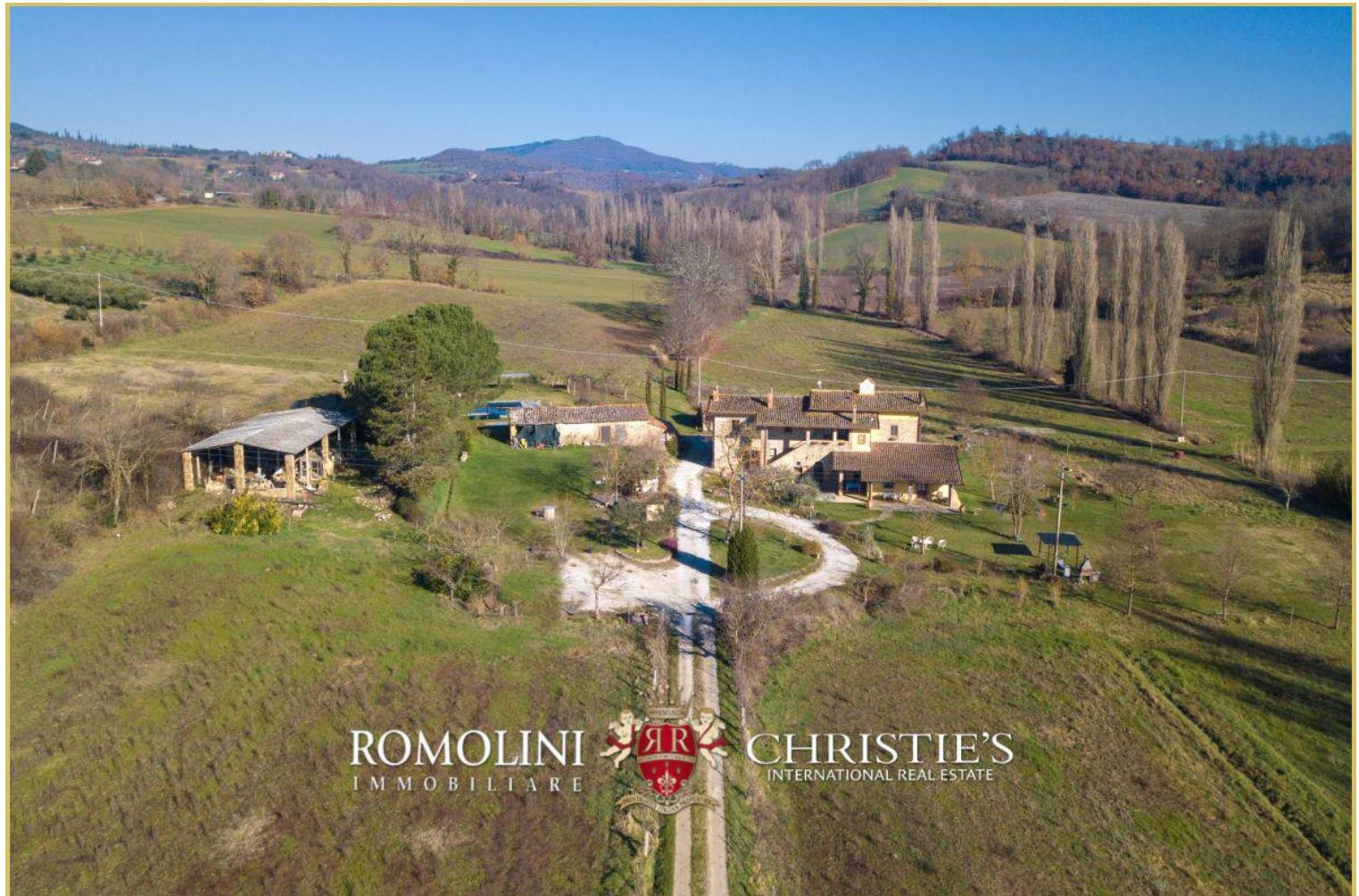
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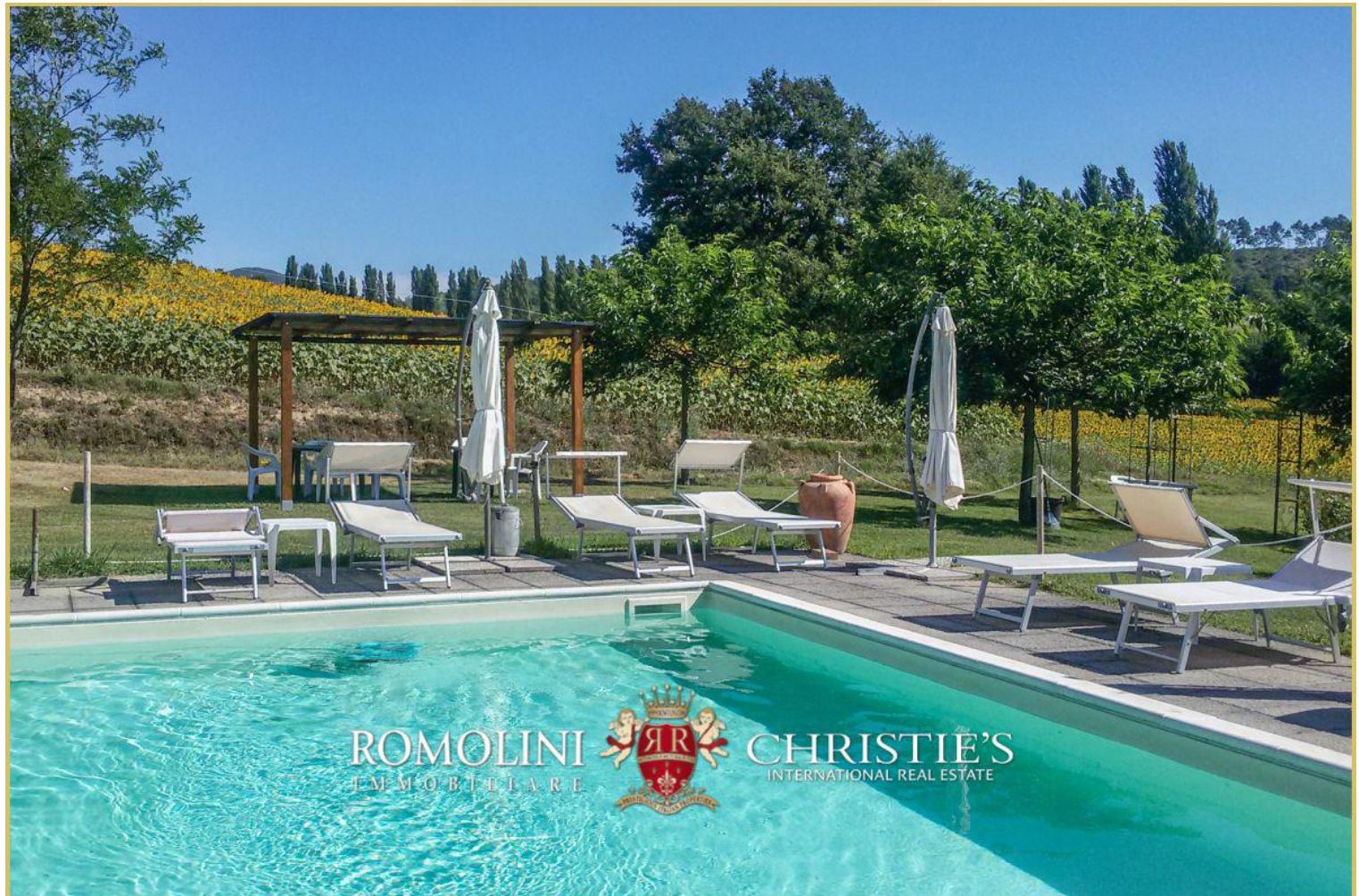
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