

Ref. 2505 – **CASALE DEL DUCA**www.romolini.co.uk/en/2505

RESTORED COUNTRY HOUSE WITH POOL FOR SALE IN SOUTHERN UMBRIA

Terni – Terni – Umbria**VIEW ON OUR WEBSITE****Interiors**
445 sqm**Bedrooms**
5**Bathrooms**
5**Land**
1.3 ha**Swimming pool**
16.5 x 7 m

In southern Umbria, along the Tiber River and on the border with Lazio, restored farmhouse with private park for sale. The property (445 sqm) consists of a spacious residential building (5 bedroom), fully renovated, immersed in a wooded park of 13,000 sqm with swimming pool. The location and the presence of several bedrooms make the property very suitable both as private home and as an income source.

SUMMARY OF THE PROPERTY

REFERENCE #: 2505 – CASALE DEL DUCA

TYPE: countryside villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (250 m)

INTERIORS: 445 square meters (4,788 square feet)

TOTAL ROOMS: 10

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: former pigsty

MAIN FEATURES: stone and brick walls, chestnut wood beams, terracotta, parquet, ceramic and carpeted floors, double-glazed window frames, iron gratings, garden with irrigation system, swimming pool, automatic gates, photovoltaic panels

EXTERIORS: 1.3 hectares (3.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 16.5 × 7 m

ELECTRICITY: already connected + photovoltaic system (10 kW)

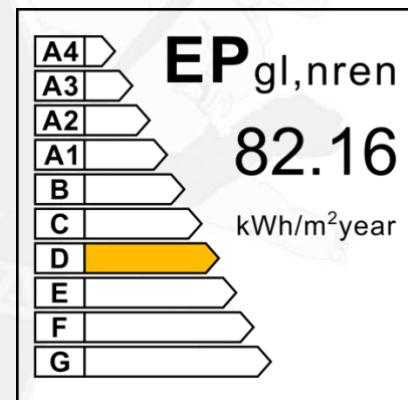
WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG + heat pump

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Town with services (2km; 2'), Amelia (16km; 20'), Narni (31km; 30'), Orvieto (36km; 30'), Terni (42km; 35'), Bolsena (46km; 50'), Spoleto (71km; 1h), Roma (88km; 1h 10'), Deruta (93km; 1h 10'), Montepulciano (93km; 1h 10'), Castiglion del Lago (95km; 1h 10'), Perugia (112km; 1h 25'), Assisi (114km; 1h 30'), Cortona (120km; 1h 20'), Siena (150km; 1h 40'), Florence (187km; 2h)

CLOSEST AIRPORTS

Roma Ciampino (102km; 1h 5'), Perugia San Francesco (113km; 1h 20'), Roma Fiumicino (116km; 1h 10'), Grosseto C. Baccarini (148km; 2h), Firenze A. Vespucci (208km; 2h 10'), Pisa G. Galilei (268km; 2h 45'), Bologna G. Marconi (289km; 2h 55')

CASALE DEL DUCA

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Services are all available in the nearby medieval village (2km; 2') and are also within easy walking distance. The proximity to the **A1 highway** junction (less than 2km) allows to reach important historical cities in less than two hours (Rome, Florence, Montepulciano, Siena...).

Very convenient is the nearby **Attigliano station** (about 2km), which provides regular train connections to relevant destinations such as Orvieto, Rome and Florence.

DESCRIPTION OF THE BUILDINGS, STATE AND FINISHES

The **main villa** (375 sqm – 4,035 sqft, 5 bedrooms and 5 bathrooms) is structured on three levels above ground:

- **Ground floor:** living room with fireplace and porch, kitchen with dining room, service bathroom, checkroom, bedroom with private bathroom, laundry and technical room;
- **First floor:** living room with fireplace and small terrace, master bedroom with bathroom;
- **Second floor:** three bedrooms and two bathrooms.

The building is in excellent condition, both structural and finishes, and is used by the owners as a second home for vacation periods. Floors are varied within the building and include traditional materials such as terracotta, parquet, ceramic and vegetal carpeting. Fixtures and doors are all made of chestnut wood, as per tradition, and the windows are all fitted with grilles.

Next to the villa there is also an **old pigsty** (about 70 sqm – 753 sqft) to be renovated or used as volume to expand the existing buildings.

A metal structure houses the property's **photovoltaic system** (10 kW), which will be installed in 2023 to meet most of the buildings' energy needs. For domestic hot water production, on the other hand, there are **solar panels** (4 kW), also installed in 2023.

EXTERIOR

The buildings are surrounded by an **English-style park of about 13,000 sqm**, dotted with trees (olive, walnut, pine) and decorated with ornamental flowers and dry-stone walls. The grounds are fully fenced and accessible through electric gates.

The villa is equipped with a **16.5 x 7 m swimming pool** (depth 1.0 to 2.6 m) with mosaic tiling and whirlpool corner.



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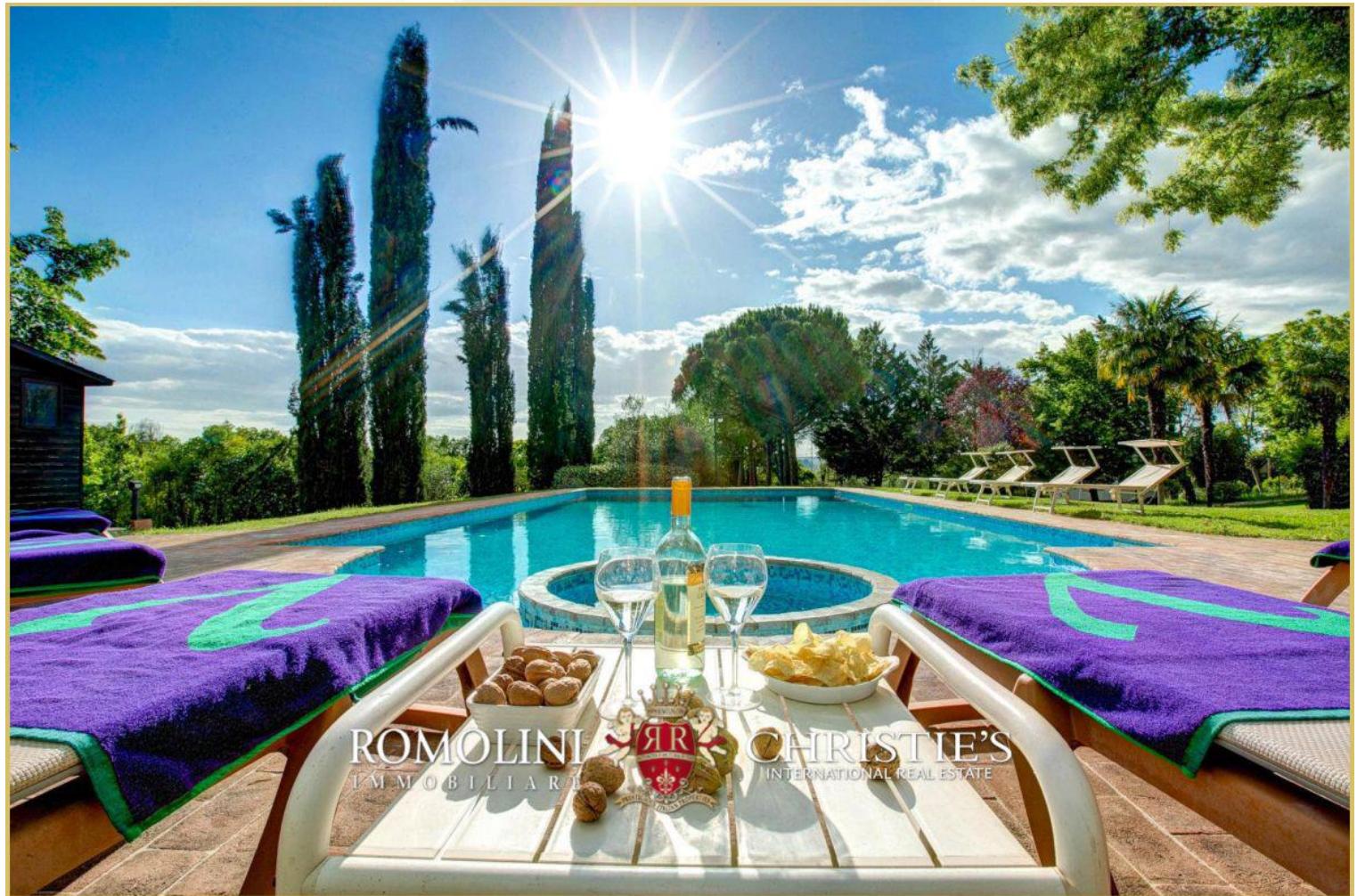




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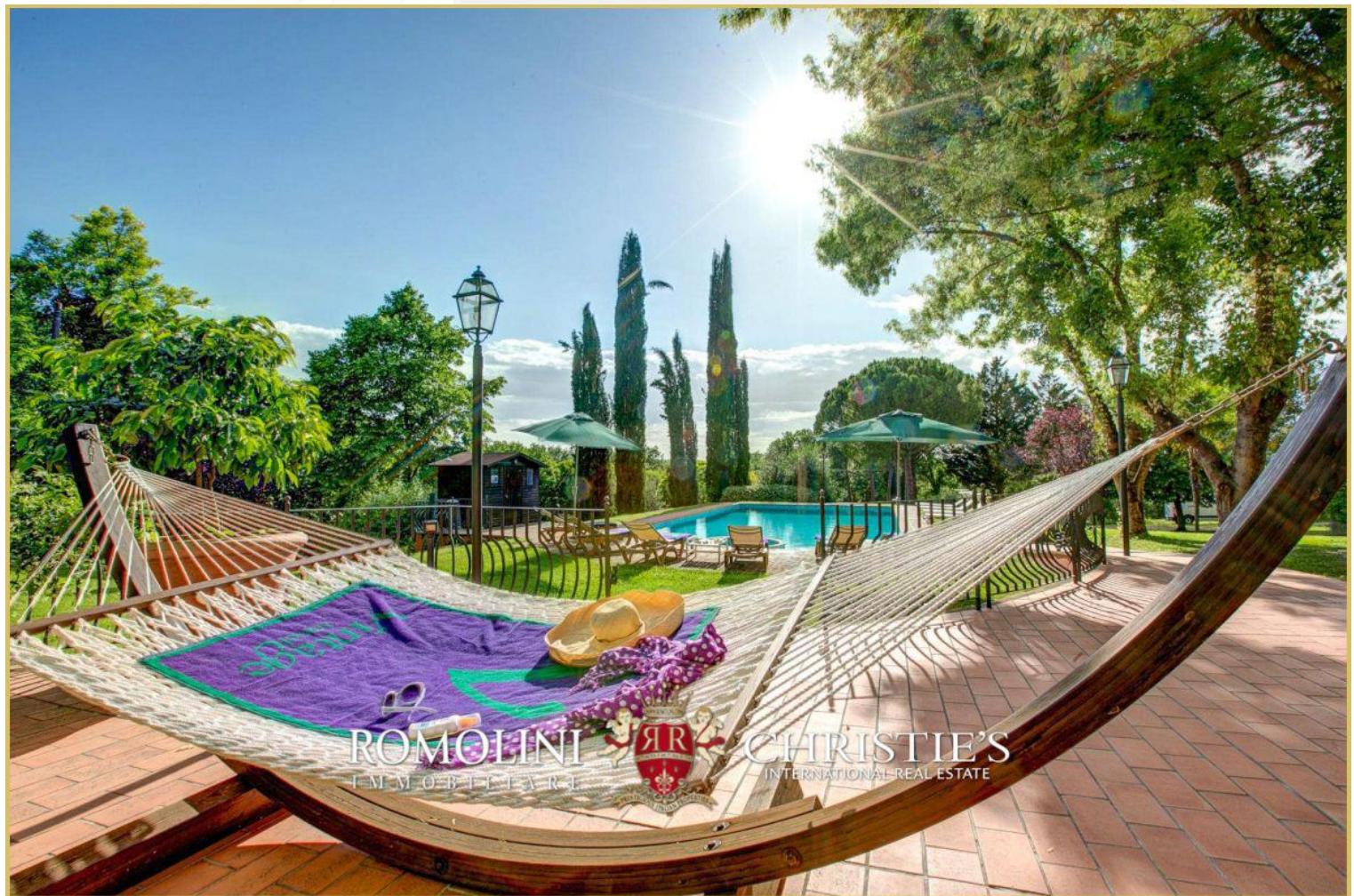
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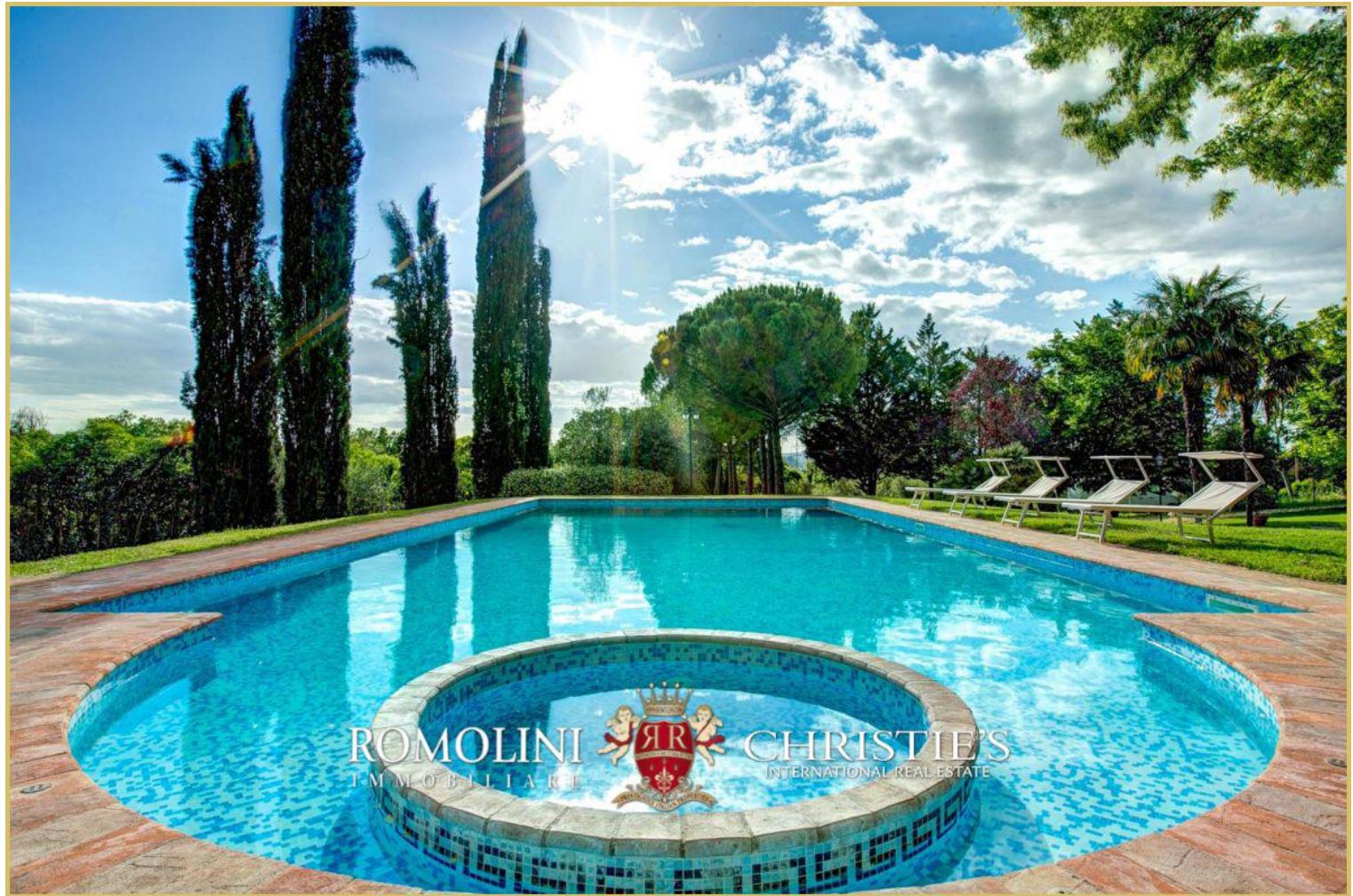
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