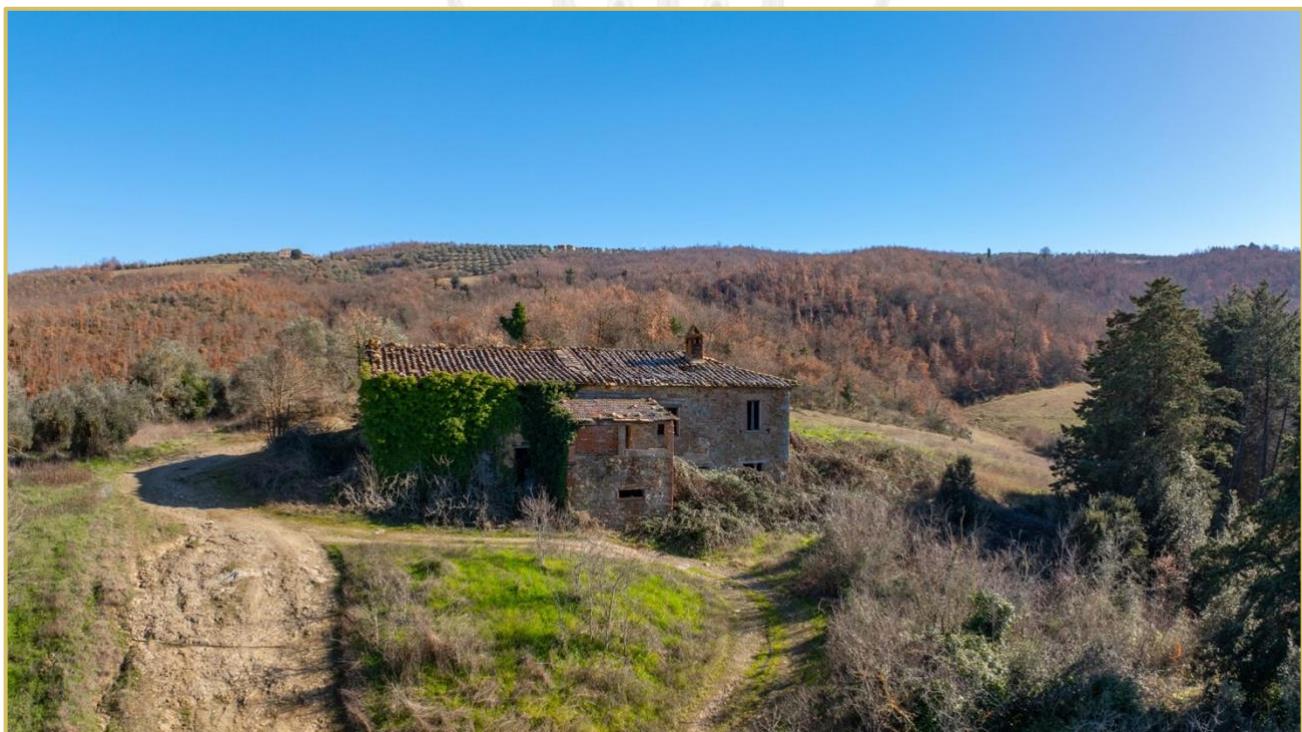


Ref. 2516 – **CASALE GIANO**www.romolini.co.uk/en/2516

RUSTIC FARMHOUSE TO BE RESTORED FOR SALE NOT FAR FROM LAKE TRASIMENO

Magione – Perugia – Umbria**VIEW ON OUR WEBSITE****Interiors**
505 sqm**Bedrooms**
Up to 10**Bathrooms**
Up to 5**Total land**
1.0 ha**Swimming pool**
No, but possible

Positioned high on Monte Bitorno, this farmhouse boasts breathtaking panoramic views extending from Castel Rigone to Passignano sul Trasimeno. Offering potential for renovation, the property includes agricultural outbuildings and represents a lucrative investment prospect. Its spacious layout lends itself well to crafting a private residence or a charming accommodation establishment. Additionally, one hectare of land accompanies the farmhouse, enhancing its appeal.

SUMMARY OF THE PROPERTY

REFERENCE #: 2516 – CASALE GIANO

TYPE: rustic farmhouse

CONDITIONS: to be restored

LOCATION: open and sunny

ACCESS: unpaved road

INTERIORS: 505 square meters (5,380 square feet)

TOTAL ROOMS: 18

BEDROOMS: up to 10

BATHROOMS: up to 5

ANNEXES: rural storage

MAIN FEATURES: stone walls, wooden beams, original terracotta floors, fireplaces, panoramic views, additional land available for sale

TOTAL LAND: 1.0 hectares (2.5 acres)

GARDEN: yes, to be recovered

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Passignano sul Trasimeno (15km; 15'), Tuoro sul Trasimeno (20km; 20'), Perugia (21km; 25'), Umbertide (30km; 35'), Cortona (36km; 35'), Assisi (44km; 40'), Montepulciano (51km; 50'), Città di Castello (55km; 50'), Todi (61km; 50'), Pienza (67km; 1h 5'), Orvieto (80km; 1h 20'), Siena (95km; 1h 10'), Florence (135km; 1h 40'), Rome (189km; 2h 25')

CLOSEST AIRPORTS

Perugia San Francesco (30km; 30'), Ancona R. Sanzio (133km; 1h 35'), Firenze A. Vespucci (156km; 1h 45'), Rimini F. Fellini (169km; 2h 20'), Roma Ciampino (202km; 2h 15'), Roma Fiumicino (215km; 2h 20'), Pisa G. Galilei (216km; 2h 25'), Bologna G. Marconi (237km; 2h 30')

CASALE GIANO

Positioned high on **Monte Bitorno**, this farmhouse boasts breathtaking panoramic views extending from Castel Rigone to Passignano sul Trasimeno. Offering potential for renovation, the property includes agricultural outbuildings and represents a lucrative investment prospect. Its spacious layout lends itself well to crafting a private residence or a charming accommodation establishment. Additionally, one hectare of land accompanies the farmhouse, enhancing its appeal.

Services are all available in the nearby town of Magione (3 km by car), and from here the Perugia-Bettolle junction allows access to the **E45 freeway** or the **A1 highway**, ensuring quick connection to renowned destinations such as Siena, Florence, Perugia, Assisi and Rome.

DESCRIPTION OF THE PROPERTY

The main building (470 sqm – 5,057 sqft), as of now in derelict state, is on two levels and maintains the old division into storages and cellars (ground floor) and farmer's dwelling (first floor). With some reshaping of the internal layout, it could accommodate up to 10 bedrooms and 5 bathrooms as well as spacious living areas.

The property is also completed by a rural outbuilding (30 sqm – 323 sqft) which, although in need of complete renovation, could be converted into a lovely studio apartment for guests. The property still features the old stone basin that was used for washing clothes, right next to the well.

EXTERIORS

Around the building the land (about 1.0 ha – 2.5 ac) is flat with large terraces and allows the creation of a beautiful garden in which to relax and enjoy undisturbed the beautiful view from the top of the Umbrian countryside.

The construction of a **swimming pool** is also allowed.

All around, beautiful olive trees planted in rows descending to the valley give the area a unique rural charm.

If interested, more hectares of land are also available for purchase which include arable land, woodland and many productive olive trees. The buyer, if he/she wishes, will have the opportunity to make use of local technicians to enhance and express the full potential of the property, with further possibilities for future development.



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