

Ref. 2518 – **CASALE RIGONE**[www.romolini.co.uk/en/2518](http://www.romolini.co.uk/en/2518)

## COUNTRY HOUSE TO BE RESTORED FOR SALE IN A PANORAMIC POSITION IN UMBRIA

**Magione – Perugia – Umbria****VIEW ON OUR WEBSITE****Interiors**  
753 sqm**Bedrooms**  
Up to 9**Bathrooms**  
Up to 5**Total land**  
1.0 ha**Swimming pool**  
No, but possible

Nestled atop Monte Bitorno, this farmhouse commands stunning panoramic vistas that stretch from Castel Rigone to Passignano sul Trasimeno. Ready for refurbishment, it features agricultural outbuildings and presents an exceptional investment opportunity. With its generous proportions, it can be transformed into a luxurious private residence or a boutique hospitality venture. Complementing the property is one hectare of land, offering further potential for development.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2518 – CASALE RIGONE

**TYPE:** rustic farmhouse

**CONDITIONS:** to be restored

**LOCATION:** open and sunny

**ACCESS:** unpaved road

**INTERIORS:** 753 square meters (8,101 square feet)

**TOTAL ROOMS:** 16

**BEDROOMS:** up to 9

**BATHROOMS:** up to 5

**ANNEXES:** drying barn, storage, shed

**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 RIGONE

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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 (325 sqm – 3,497 sqft), currently in a ruined state, is on two levels and currently still features the old division into storages and cellars (ground floor) and farmer's dwelling (first floor) connected by an external staircase with porch. Their repurposing could accommodate, with some redistribution of interior spaces, up to 9 bedrooms and 5 bathrooms in addition to spacious living areas.

The property is also completed by old drying room on two levels (144 sqm – 1,549 sqft), a warehouse on two floors (140 sqm – 1,506 sqft) and an agricultural shed (140 sqm – 1,506 sqft), which, although in need of complete renovation, could be used for various purposes, including conversion into guesthouses.

## 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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