

Ref. 2519 – **CASALE TINIO**www.romolini.co.uk/en/2519

RUSTIC COUNTRY HOUSE TO BE RENOVATED FOR SALE IN MAGIONE, LAKE TRASIMENO

Magione – Perugia – Umbria**VIEW ON OUR WEBSITE****Interiors**
805 sqm**Bedrooms**
Up to 10**Bathrooms**
Up to 6**Total land**
1.0 ha**Swimming pool**
No, but possible

In an elevated position on Monte Bitorno, with panoramic views ranging from Castel Rigone to Passignano with Lake Trasimeno as a backdrop, farmhouse to be renovates with agricultural outbuildings for sale. The property is an excellent investment opportunity, with large volumes to be used for the realization of a private house or a small accommodation business. One hectare of land completes the farmhouse.

SUMMARY OF THE PROPERTY

REFERENCE #: 25XX – CASALE XXXX

TYPE: rustic farmhouse

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 805 square meters (8,661 square feet)

TOTAL ROOMS: 20

BEDROOMS: up to 10

BATHROOMS: up to 6

ANNEXES: drying barn, stables, 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 TINIO

A In an elevated position on **Monte Bitorno**, with panoramic views ranging from Castel Rigone to Passignano with **Lake Trasimeno** as a backdrop, farmhouse to be renovates with agricultural outbuildings for sale. The property is an excellent investment opportunity, with large volumes to be used for the realization of a private house or a small accommodation business. One hectare of land completes the farmhouse.

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 (490 sqm – 5,272 sqft), currently abandoned and partially ruined, is on two levels and maintains the old division into storages and cellars (ground floor) and farmer's dwelling (first floor) connected by a typical external staircase. The change of use of the premises would make it possible to create, with some redistribution of interior spaces, up to 10 bedrooms and 6 bathrooms in addition to spacious living areas.

The property is completed by three rural outbuildings until recently used as a drying room (75 sqm – 807 sqft), stables (150 sqm – 1,614 sqft) and agricultural storage (90 sqm – 968 sqft) that, although in need of a complete renovation, could be easily converted into a unit to accommodate guests. On the property there is still the old stone tub 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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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