

Ref. 2520 – **CASALE TIRONE**www.romolini.co.uk/en/2520

COUNTRY HOUSE TO BE RESTORED WITH VIEWS OF THE TRASIMENO LAKE FOR SALE IN UMBRIA

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

Perched on the heights of Monte Bitorno, in a very sunny and well-exposed location protected from the northern wind, this farmhouse offers breathtaking panoramic views that encompass Castel Rigone and extend all the way to Passignano, framed by the serene beauty of Lake Trasimeno. Ideal for renovation, the property comes with agricultural outbuildings, presenting an enticing investment opportunity. Its expansive layout lends itself perfectly to being converted into a prestigious private residence or a charming boutique accommodation. Adding to its appeal is the inclusion of one hectare of land with olive trees, providing ample space for further enhancements.

SUMMARY OF THE PROPERTY

REFERENCE #: 2520 – CASALE TIRONE

TYPE: rustic farmhouse

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 612 square meters (6,585 square feet)

TOTAL ROOMS: 16

BEDROOMS: up to 10

BATHROOMS: up to 6

ANNEXES: 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 TIRONE

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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 (495 sqm – 5,326 sqft) is a two-story rural building, in need of complete renovation, where the old division into storages and cellars (ground floor) and farmer's dwelling (first floor) is still present. With some redistribution of interior spaces (as a follow up to the much needed renovation) up to 10 bedrooms and 6 bathrooms could be created in addition to spacious living areas. Also part of the building is a beautiful outdoor pizza oven still fully functional.

Completing the property are the old stable (84 sqm – 904 sqft) and an agricultural warehouse (33 sqm – 355 sqft), both a short distance from the farmhouse. By renovating the buildings it would also be possible to change their intended use to create two small outbuildings for guest use.

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.