

Ref. 2523 – **CASALE MONTEMAGGIORE**

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RENOVATED RUSTIC COUNTRY HOUSE FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
310 sqm

Bedrooms
5

Bathrooms
4

Total land
3.3 ha

On the green hills of Umbria, in a reserved and very panoramic position not far from the border with Marche, characteristic renovated stone farmhouse for sale. The building (over 300 sqm) is the result of a skillful restoration work that has created a beautiful private house with five bedrooms and rustic living areas of great charm. A 15,000-sqm fenced garden surrounds the house and offers comfortable nooks and crannies for relaxing outdoors.

SUMMARY OF THE PROPERTY

REFERENCE #: 2523 – CASALE MONTEMAGGIORE

TYPE: rustic 17th-century farmhouse

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: unpaved road

INTERIORS: 310 square meters (3,336 square feet)

TOTAL ROOMS: 12

BEDROOMS: 5

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: stone walls, wooden beams, terracotta floors, brick arches, original fireplaces, wooden fixtures with double glazing, paved terrace, fenced garden, oven with barbecue area

EXTERIORS: 3.3 hectares (8.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no

ELECTRICITY: already connected

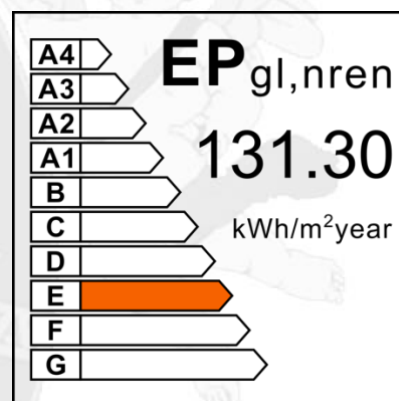
WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + stoves



CLOSEST CITIES AND TOWNS

Pietralunga (12km; 20'), Città di Castello (18km; 25'), Gubbio (33km; 45'), Umbertide (34km; 35'), Sansepolcro (37km; 35'), Anghiari (43km; 45'), Urbino (55km; 1h 10'), Tuoro sul Trasimeno (58km; 1h 5'), Perugia (64km; 1h), Assisi (80km; 1h 10'), Fano (82km; 1h 20'), Spello (83km; 1h), Spoleto (116km; 1h 30'), Siena (128km; 2h), Florence (130km; 2h), Orvieto (137km; 2h),

CLOSEST AIRPORTS

Perugia San Francesco (63km; 55'), Ancona R. Sanzio (124km; 1h 50'), Firenze A. Vespucci (151km; 2h), Pisa G. Galilei (211km; 2h 45'), Bologna G. Marconi (212km; 2h 35'), Roma Ciampino (245km; 2h 50'), Roma Fiumicino (258km; 3h)

CASALE MONTEMAGGIORE

On the green hills of **Umbria**, in a reserved and **very panoramic position** not far from the border with **Marche**, characteristic renovated **stone farmhouse** for sale. The building (over 300 sqm) is the result of a skillful restoration work that has created a beautiful private house with five bedrooms and rustic living areas of great charm. A **15,000-sqm fenced garden** surrounds the house and offers comfortable nooks and crannies for relaxing outdoors.

The house can be reached via an unpaved road in excellent condition, and basic services are available in the town of **Pietralunga** (12km; 20'). For shopping malls and hospital, one just need to reach **Città di Castello** (25') going down to the **Tiber Valley**. From here the **E45 highway** leads quickly to renowned centers such as Sansepolcro, Perugia, Anghiari and Gubbio.

DESCRIPTION OF THE BUILDING

The **country house** (310 sqm – 3,336 sqft, 5 bedrooms and 4 bathrooms) is structured on three floors above ground. Entering we find ourselves in a large hall with stone floors and ceilings that leads to the kitchen with adjoining dining room, private office space and three bedrooms (two with private bathrooms). Up on the second floor is a large living room with original stone fireplace and terrace. Two bedrooms with private bathrooms complete the floor. A wrought-iron and wooden staircase leads to the attic where an additional bedroom has been created.

The building was most likely a **watchtower**, expanded over the centuries when the fortification had by then given way to a farmhouse (which dates in its present form to the mid-17th century). The current owners purchased the building in **1997**, little more than a ruin, and have gone to great length to restore the farmhouse while keeping most of the finishes and characteristic elements such as the stone walls, oak beams on the ceilings, the animal feeding troughs in the old stables on the ground floor, and the niches in which the farmers stored tools and kitchen utensils.

EXTERIORS

The building is surrounded by **3.3 hectares (3.1 acres) of land**: the part all around the farmhouse is fenced off (about 1.5 ha) and devoted entirely to **gardens**, set on a slight slope and characterized by dry-stone walls interspersed with flower beds and hedges. To the south of the house, immediately outside the building, is a stone patio, while to the east the **paved terrace** is ideal for watching the sunrise while having breakfast in summer. Immediately below the farmhouse there is also an **oven with a barbecue** and masonry shed.

In contrast, the rest of the land (1.7 ha) is covered by an oak forest.









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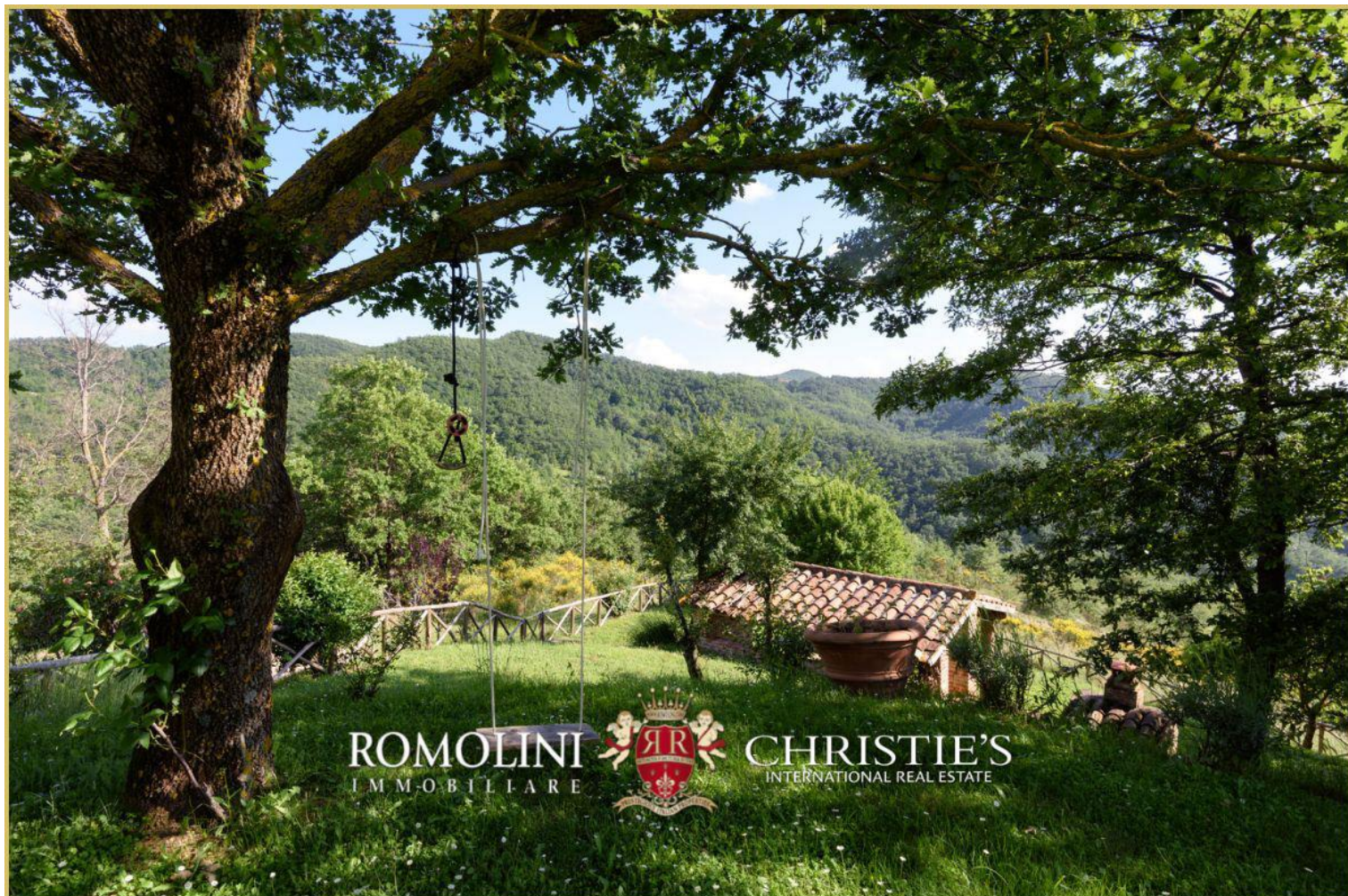
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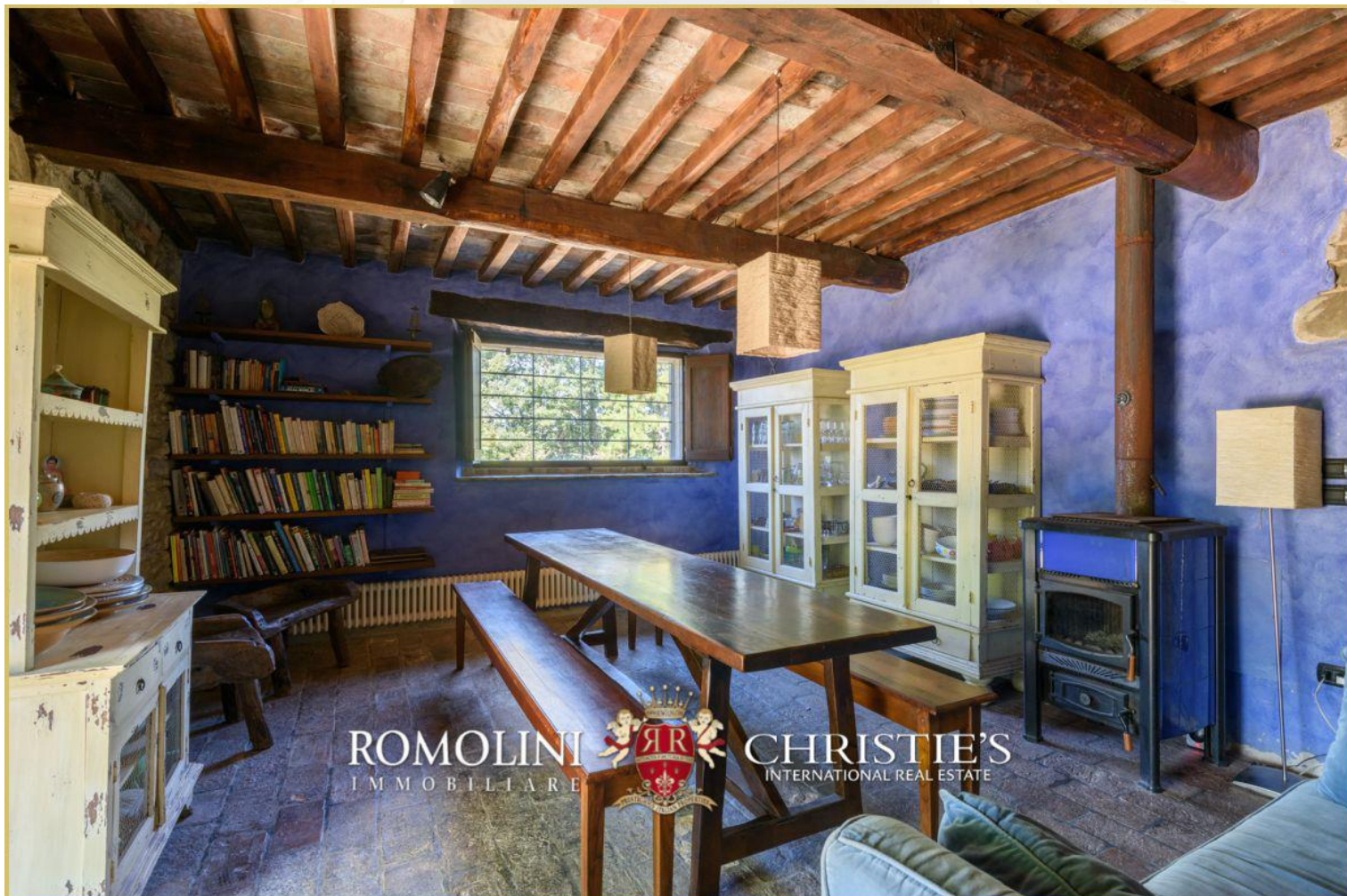


























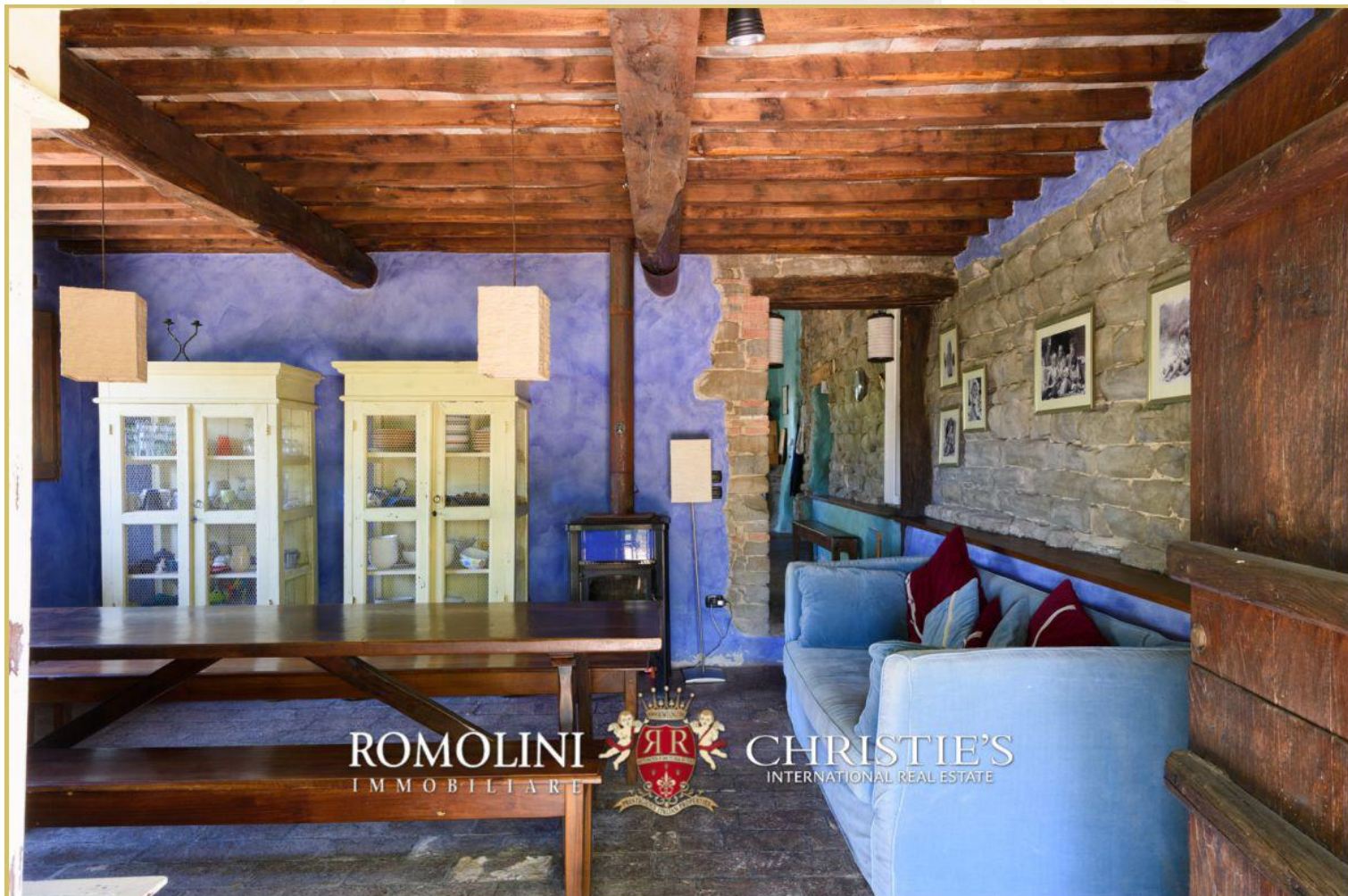
















































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