

RURAL STONE HAMLET TO BE RESTORED FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
728 sqm

Bedrooms
Up to 15

Bathrooms
Up to 15

Garden
7,000 sqm

In a flat location in the municipality of Città di Castello, a short distance from a small country town with all basic services, a rural hamlet to be restored with garden for sale. The property (over 700 sqm) has been structurally consolidated and left in a rustic state so as to ensure maximum freedom in terms of finishes. A fenced garden of 7,000 sqm with gate stretches around the buildings.

SUMMARY OF THE PROPERTY

REFERENCE #: 2529 – BORGHETTO VILLAR

TYPE: rural hamlet

CONDITIONS: builder's finish

LOCATION: open and sunny

ACCESS: excellent, paved

MUNICIPALITY: Città di Castello

PROVINCE: Perugia

REGION: Umbria

INTERIORS: 728 square meters (7,833 square feet)

TOTAL ROOMS: 20

BEDROOMS: up to 15

BATHROOMS: up to 15

ANNEXES: rural buildings

MAIN FEATURES: stone walls, wooden beams, stone frames, terracotta floors, original fireplaces, garden, wrought iron gate

EXTERIORS: 7,000 square meters (1.7 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 (600m; 4'), Umbertide (11km; 12'), Città di Castello (12km; 15'), Monte Santa Maria Tiberina (17km; 30'), Sansepolcro (32km; 35'), Anghiari (39km; 40'), Passignano sul Trasimeno (41km; 55'), Cortona (45km; 1h), Arezzo (55km; 1h), Perugia (56km; 50'), Assisi (66km; 55'), Montepulciano (71km; 1h 25'), Todi (92km; 1h 10'), Montefalco (92km; 1h 10')

CLOSEST AIRPORTS

Perugia San Francesco (49km; 40'), Firenze A. Vespucci (148km; 2h), Ancona R. Sanzio (152km; 1h 55'), Grosseto C. Baccarini (194km; 2h 35'), Bologna G. Marconi (207km; 2h 25'), Pisa G. Galilei (209km; 2h 40'), Roma Ciampino (230km; 2h 35'), Roma Fiumicino (245km; 2h 40')

BORGHETTO VILLAR

In a flat location in the municipality of **Città di Castello**, a short distance from a small country town with all basic services, a **rural hamlet** to be restored with garden for sale. The property (over 700 sqm) has been structurally consolidated and left in a rustic state so as to ensure maximum freedom in terms of finishes. A **fenced garden of 7,000 sqm** with gate stretches around the buildings.

Services are available in the nearby village (600 m), while for everything else you need to reach Città di Castello (12 km; 15'). The proximity to the junction of the **E45 motorway** makes it possible to reach various centers in Umbria and Tuscany in a short time (Sansepolcro, Anghiari, Umbertide, Perugia, Gubbio, Todi, etc.).

The property is also set not far from a privately-owned landing strip.

DESCRIPTION OF THE BUILDINGS

The property consists of four buildings, very harmonious with each other, with various sizes and types, all of which have been restored both in their facades and roofs. The buildings are on two levels above ground, with a total internal surface area of over 700 sqm. There are three entrances, the main one served by an imposing wrought-iron gate.

This elegant stone hamlet has been tastefully renovated, respecting the original style and with great attention to detail, including wooden roofs, magnificent fireplaces and stone steps handcrafted by local artisans. At the same time, it was also decided to consolidate the buildings in compliance with current anti-seismic standards.

The buildings have been deliberately left in an advanced unfinished state, to allow for customised finishes, also according to the intended use of the various rooms.

EXTERIORS

A garden of approximately **7,000 square metres (1.7 acres)**, completely enclosed by a stone wall, completes the property.

There is the possibility, for those interested, to purchase agricultural land around the property to build a swimming pool and a tennis/golf course. Large volumes, not exploited during the restoration phase, are still available for the construction of new buildings (which can be further increased by demolishing the barn, the only building not restored).

USE AND POTENTIAL USES

This is a real estate opportunity for those who are looking for large dimensions for a large family or, given the different accesses and the ample space pertaining to each property, even for several families. The property is also ideal for a tourist accommodation business that, given the large spaces available, can provide ample wellness areas and sports facilities of all kinds, even a golf course with good results.

The lush green and agricultural surroundings make it an ideal destination for those who are looking for a place to relax in contact with nature



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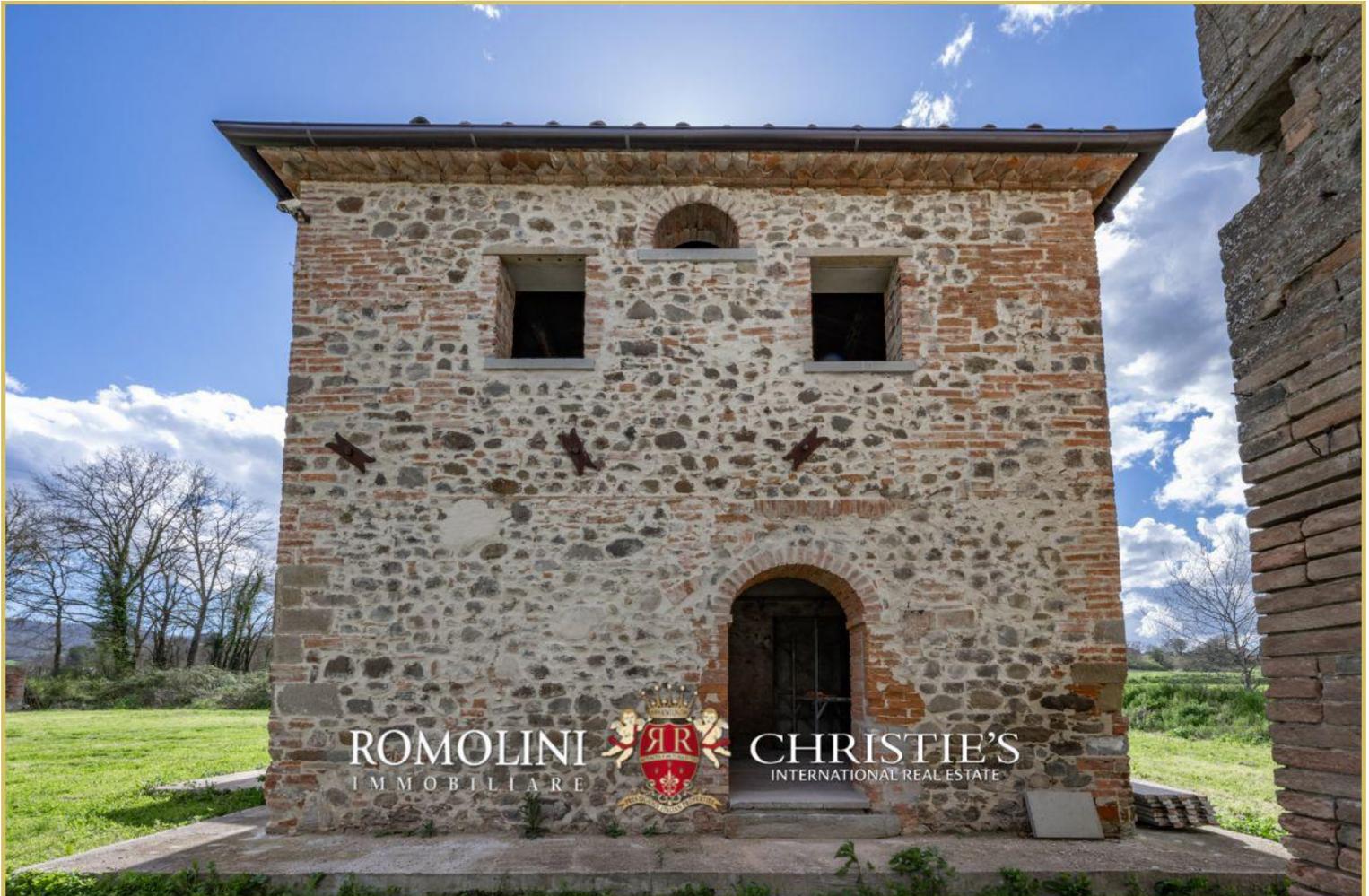




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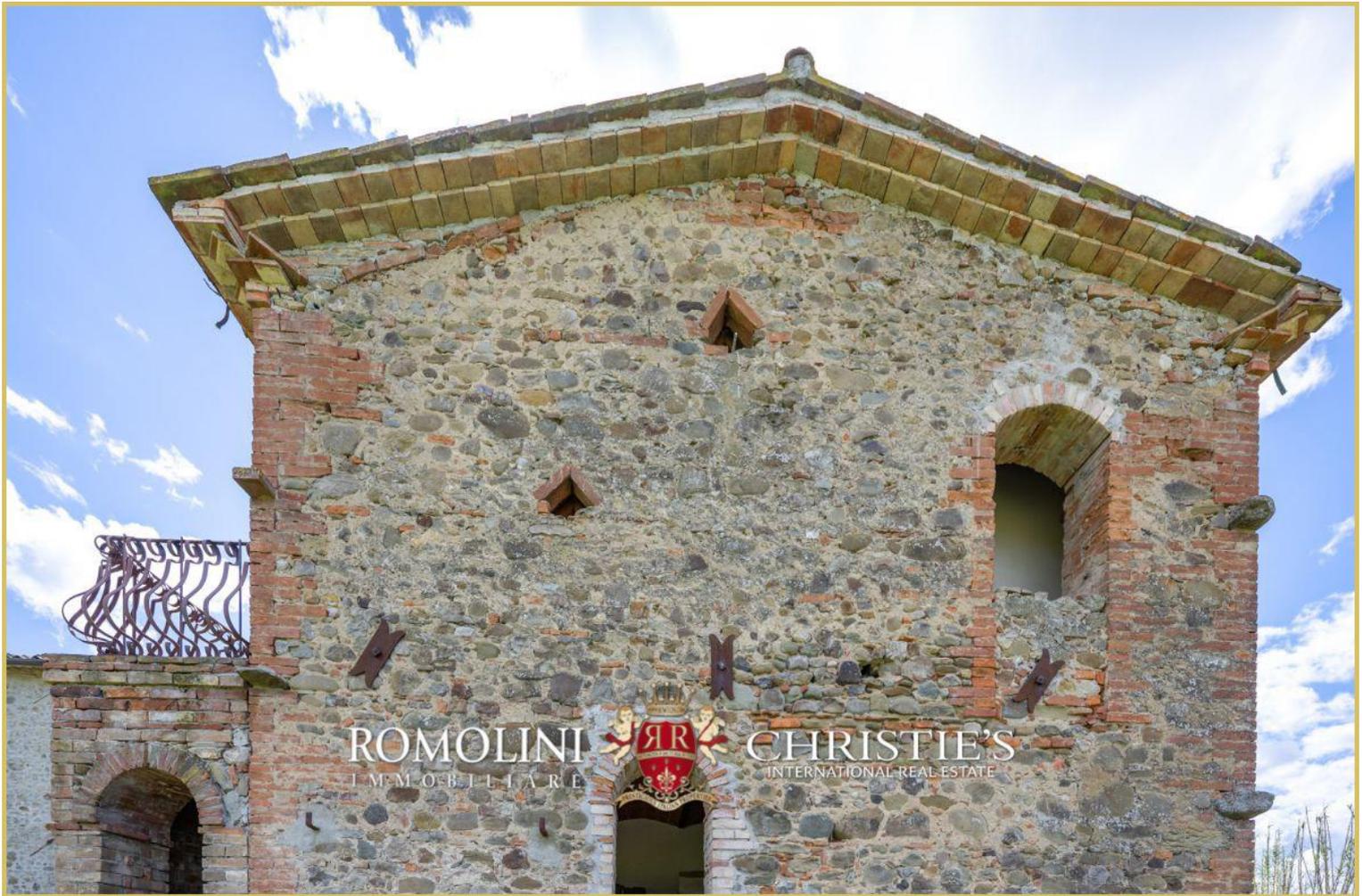
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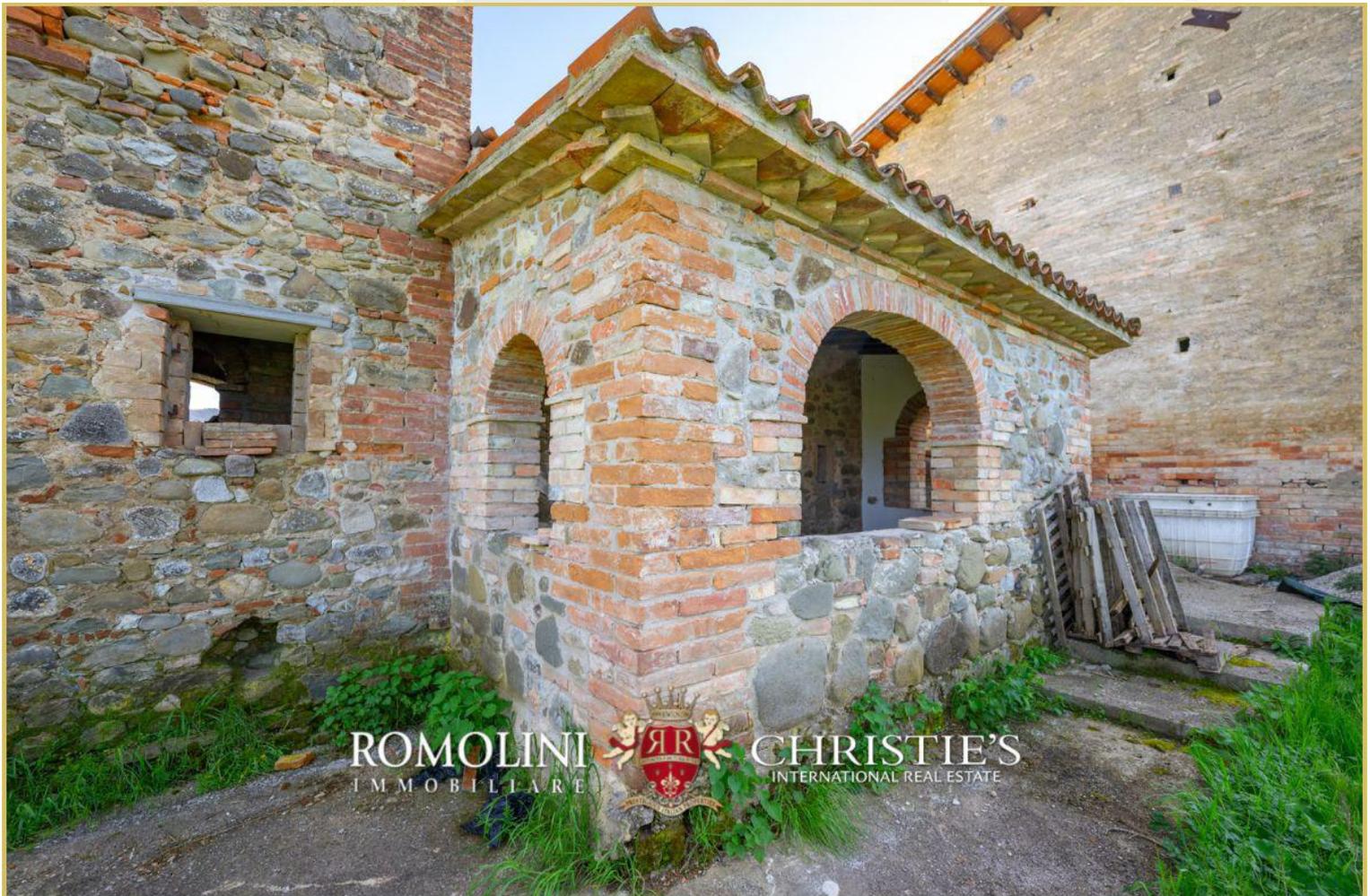
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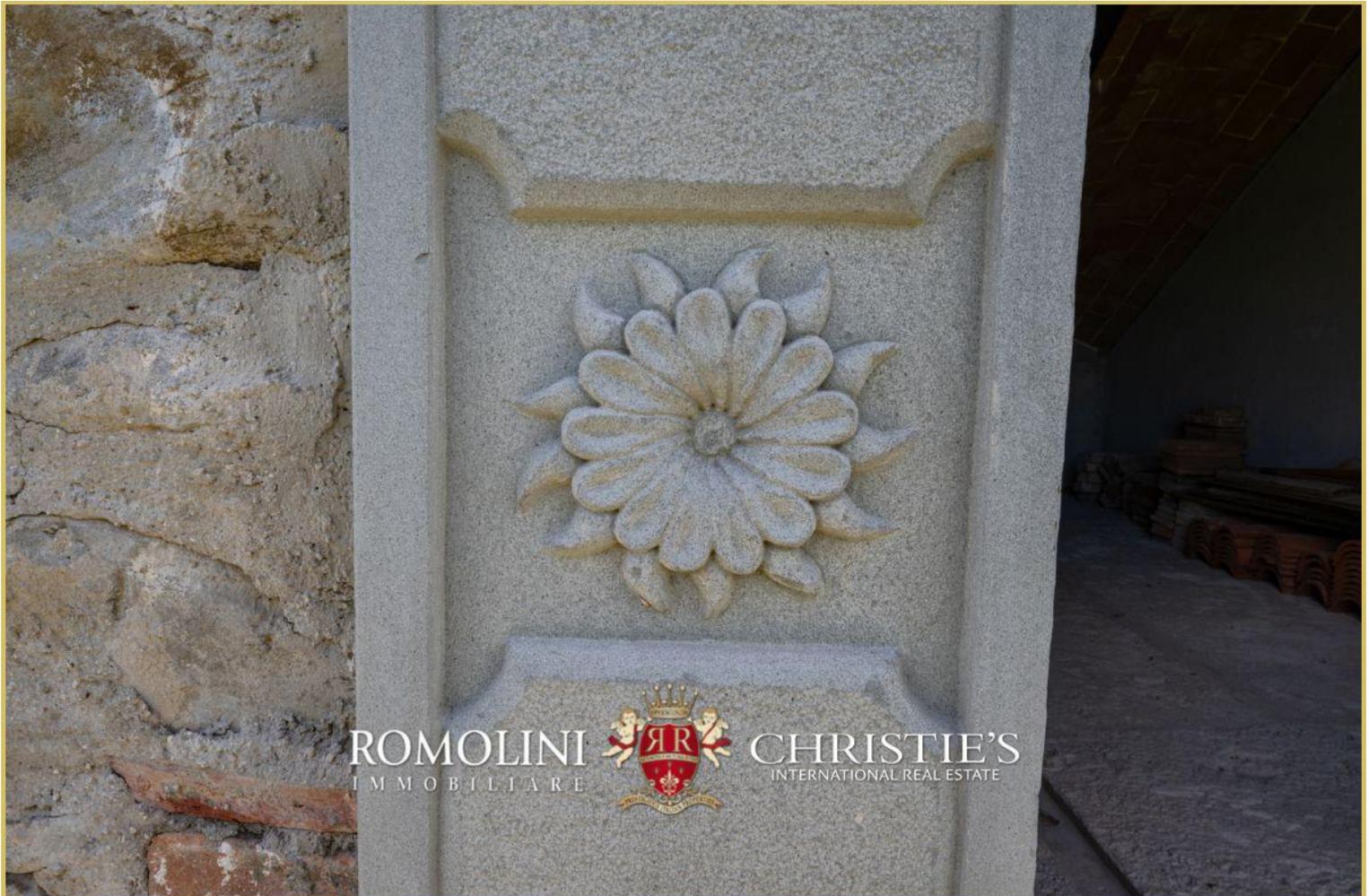
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This photograph shows a corner of a room with a brick vaulted ceiling. A concrete staircase with a grey handrail leads up to the right. The walls are a mix of white plaster and exposed brickwork. A brick archway is visible on the right, leading to another room with a window.



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This photograph provides a wider view of the same interior space. The brick vaulted ceiling is supported by dark wooden beams. The room features three brick arches: one on the left leading to the staircase, one in the center leading to a fireplace area, and one on the right leading to an outdoor area. The floor is made of light-colored stone or concrete.





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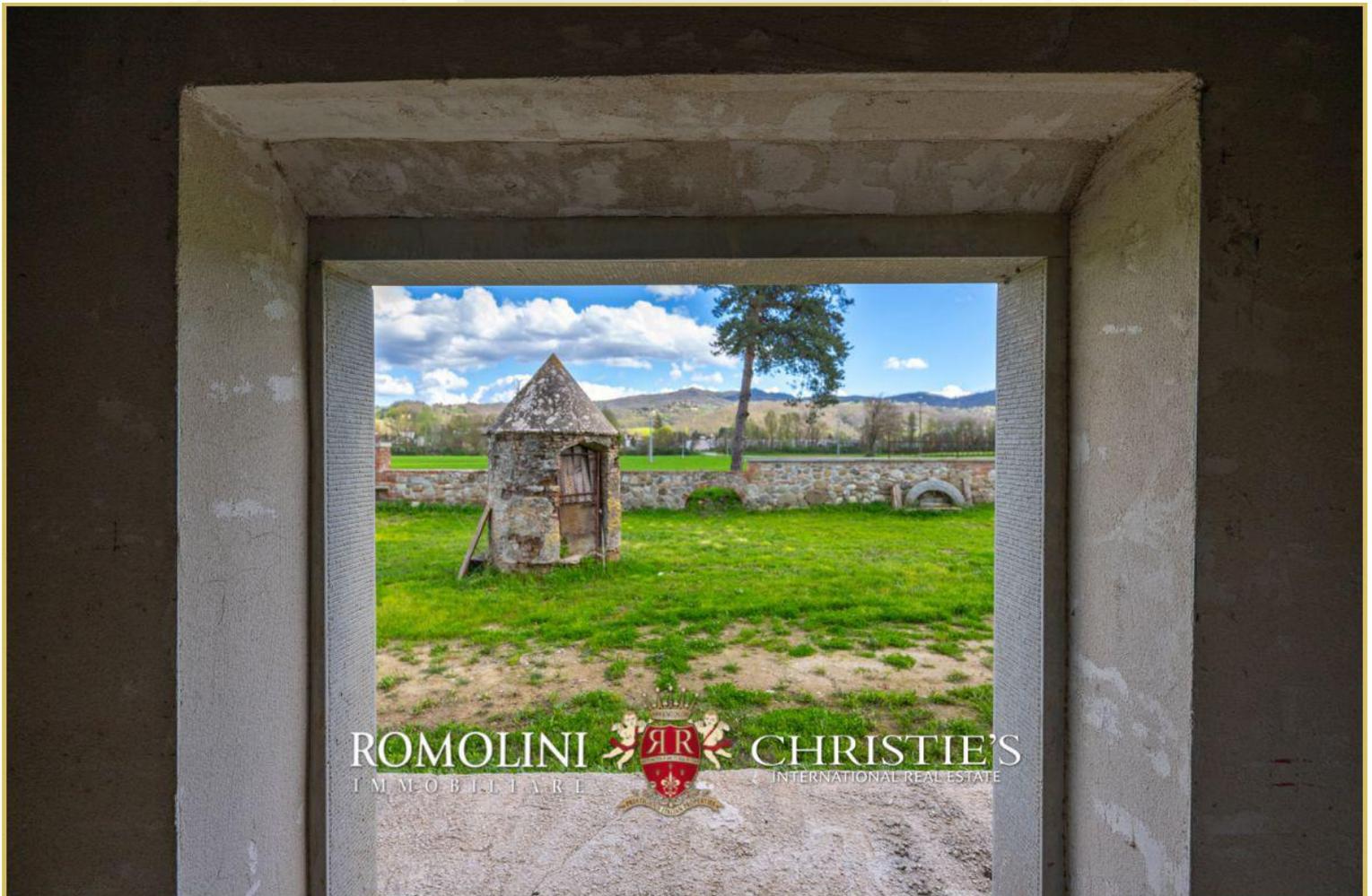
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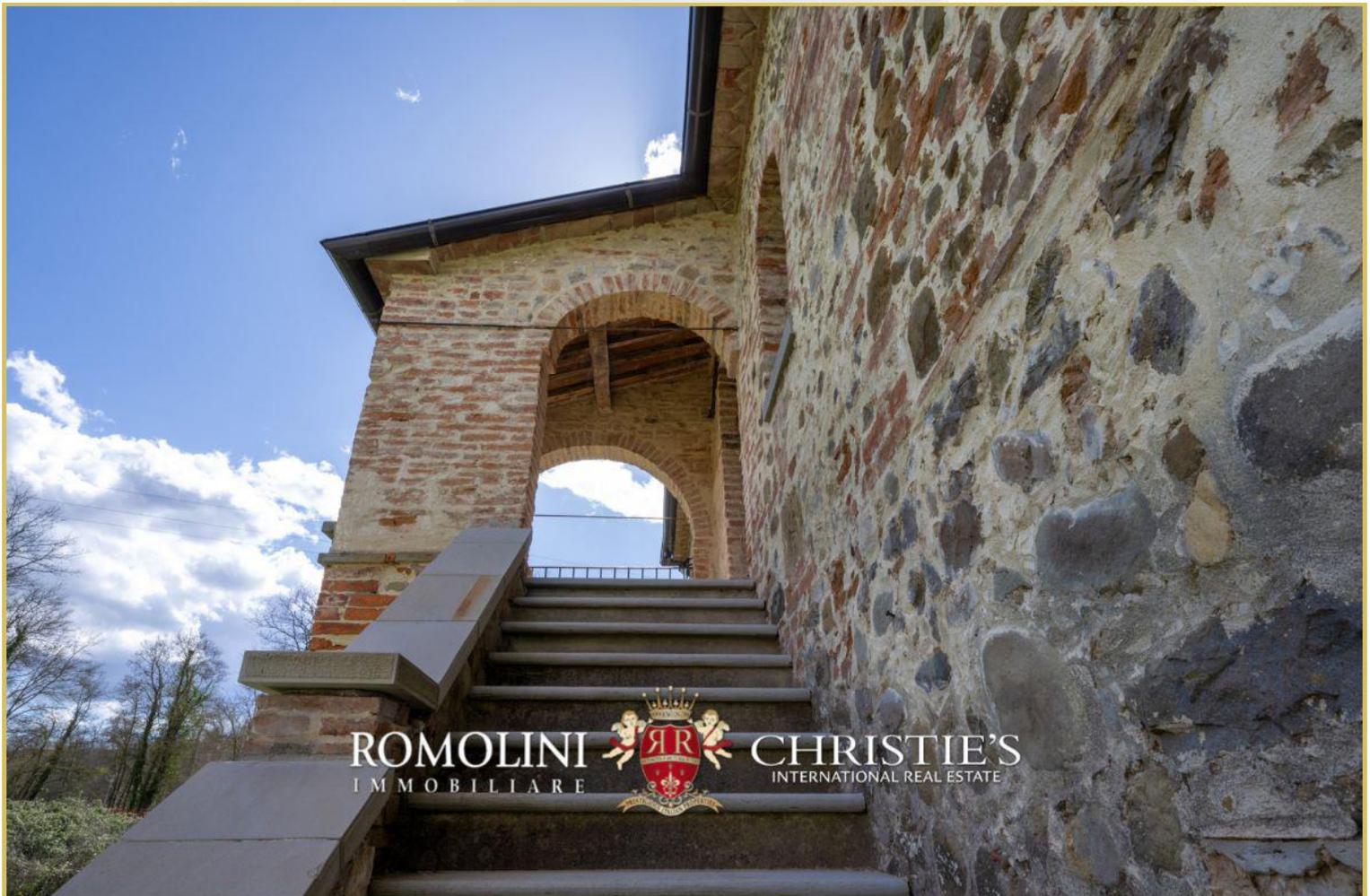
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

www.romolini.com

info@romolini.com