

RENOVATED COUNTRY HOUSE WITH POOL AND GUESTHOUSE FOR SALE IN UMBRIA

Città di Castello – Perugia – Tuscany

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Interiors
369 sqm

Bedrooms
5

Bathrooms
5

Total land
1.3 ha

Swimming pool
12 x 5 m

Just one kilometer from the border between Tuscany and Umbria, above the picturesque Niccone Valley, finely restored farmhouse with swimming pool for sale. The property, with a luxury standard, consists of two buildings: a traditional Umbrian farmhouse and a converted tobacco barn. Surrounded by terraces and steps, the house offers a unique setting with vineyards, olive groves and fruit trees, with dedicated corners for relaxation and contemplation. Despite being set in a rural context, the property enjoys absolute privacy.

SUMMARY OF THE PROPERTY

REFERENCE #: 2543 – CASA GERICA

TYPE: rustic farmhouses

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 369 square meters (3,970 square feet)

TOTAL ROOMS: 14

BEDROOMS: 5

BATHROOMS: 5

ANNEXES: guesthouse

MAIN FEATURES: stone walls, terracotta floors, wooden beams, brick fireplaces, brick arches, garden, swimming pool, terraced land with vineyard and olive grove, panoramic view

EXTERIORS: 1.3 hectares (3.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 x 5 m

ELECTRICITY: already connected

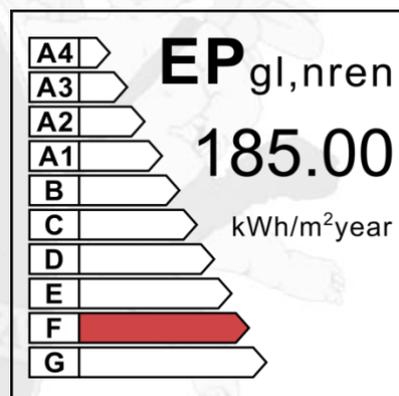
WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Town with services (6km; 15'), Trestina (15km; 20'), Cortona (28km; 45'), Città di Castello (37km; 40'), Perugia (38km; 1h 5'), Sansepolcro (50km; 50'), Gubbio (50km; 1h), Montepulciano (54km; 1h 10'), Anghiari (57km; 55'), Chianciano Terme (63km; 1h 20'), Assisi (67km; 1h 10'), Arezzo (73km; 1h 20'), Montalcino (90km; 1h 40'), Siena (97km; 1h 25'), Spoleto (105km; 1h 30'), Florence (138km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (52km; 55'), Ancona R. Sanzio (143km; 2h), Florence A. Vespucci (158km; 2h), Pisa G. Galilei (219km; 2h 45'), Bologna G. Marconi (225km; 2h 40'), Rome Ciampino (241km; 3h), Rome Fiumicino (256km; 2h 50')

CASALE GERICA

Just one kilometer from the border between **Tuscany** and **Umbria**, above the picturesque **Niccone Valley**, finely **restored farmhouse** with swimming pool for sale. The property, with a luxury standard, consists of two buildings: a traditional Umbrian farmhouse and a converted tobacco barn. Surrounded by terraces and steps, the house offers a unique setting with vineyards, olive groves and fruit trees, with dedicated corners for relaxation and contemplation. Despite being set in a small rural context, the property enjoys **absolute privacy**.

The property is about 6 km from a small country village, where basic services (grocery, post office, restaurant) can be found, and about 30 km from important historical centres such as Città di Castello and Cortona. In less than two hours, however, famous art cities such as Assisi, Siena, Montalcino and Florence can be reached.

DESCRIPTION OF THE PROPERTY

The **farmhouse** (290 sqm – 3,120 sqft, 4 bedrooms and 4 bathrooms) is a rustic building structured on three floors.

The ground floor of the main house features a spacious, fully equipped kitchen with a large central island. Adjacent to the kitchen is a dining room, from which there is access to the garden and an outdoor dining area through a French door. This level also has a bathroom with shower and WC.

The main entrance to the house leads to the first floor, where there is a reception/living room with high ceilings, a large traditional fireplace and a wood-burning stove. This floor also houses a large and comfortable living room, two bedrooms and two bathrooms. The first bedroom is a double room with en-suite bathroom, while the second is served by an adjoining bathroom. A few steps up from the kitchen lead to a comfortable living room, which is bright and connected by a wooden staircase to the upper floor.

On the second floor there two bedrooms, one of which is very large and has been created in the attic and the other with a living area, served by a shared bathroom, utility room and technical room.

The **former barn** (79 sqm – 850 sqft, 1 bedroom and 1 bathroom), which has been entirely renovated, is arranged on a single floor. The entrance leads to an open-plan, fully equipped kitchen with living and dining room. The master bedroom has a private bathroom. The barn also offers a panoramic terrace, perfect for admiring the surrounding landscape and hosting convivial moments. Outside, in a common area with the main building, there is a large working oven from the 19th century.

In addition, under the barn, there is a games room with a ping pong table.

A **mature garden** full of flowers and fourteen different types of trees, extending 1,300 square meters around the residence, completes the property together with a 12 x 5 m swimming pool. The estate also includes **1.2 hectares of terraced land** used as a vineyard and olive grove, creating a harmonious and productive landscape that further enhances the property.

STATE AND FINISHES

The property features finishes typical of Umbrian and Tuscan farmhouses, representing a perfect blend of tradition and authenticity and creating a warm and welcoming environment. These finishes include terracotta and brick floors, often combined with terracotta tiles, which give a rustic yet elegant character to the interior spaces. Window and door openings are composed and regular, maintaining architectural harmony and enhancing natural light. The doors are mostly original, carefully restored to preserve the historic charm. The exposed stone interiors and original fireplaces contribute to an intimate and comfortable atmosphere, typical of country homes.



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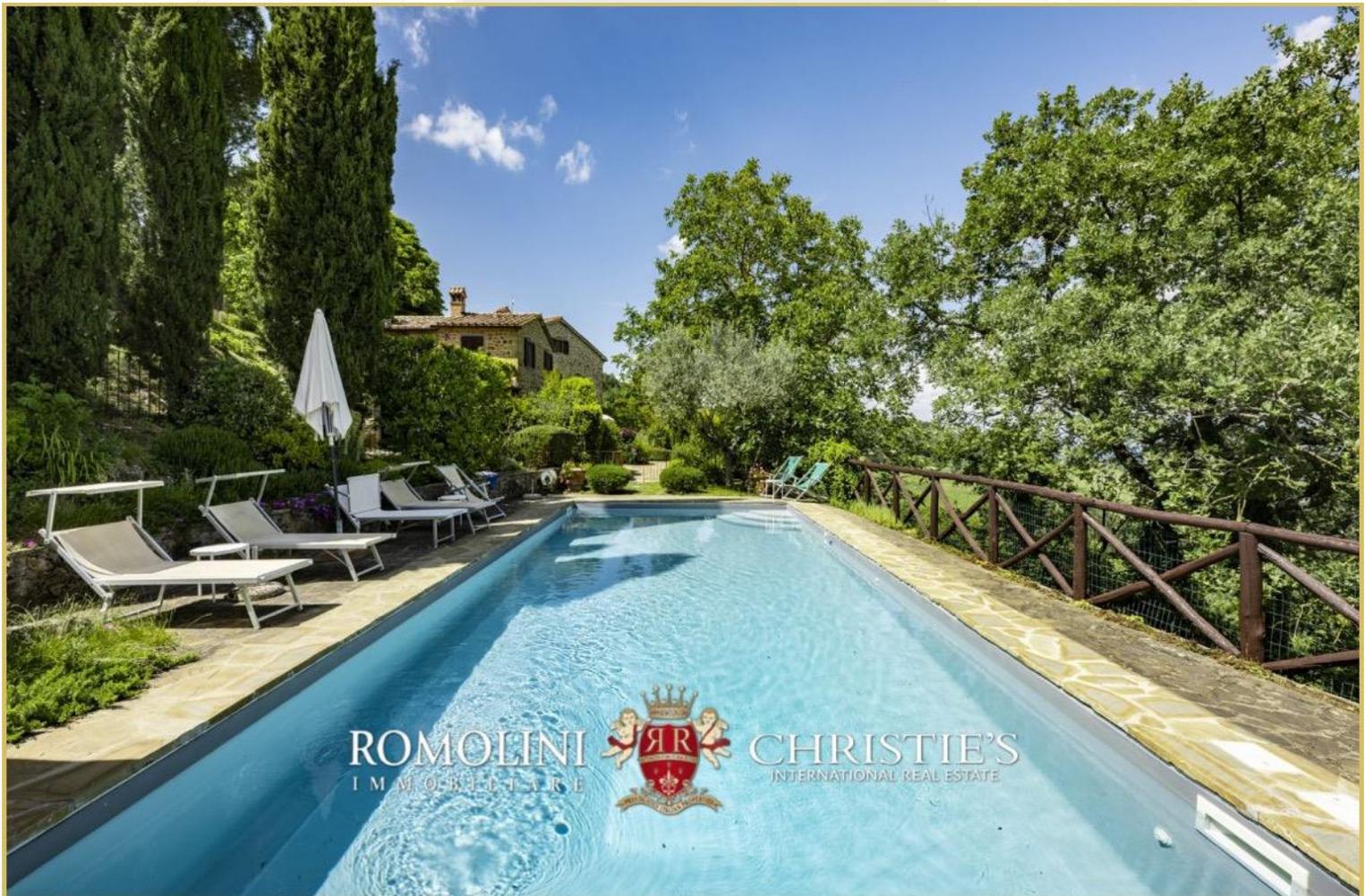


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