

Ref. 2547 – **CASA RANIERI**

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RENOVATED APARTMENT WITH POOL FOR SALE INSIDE A RUSTIC FARMHOUSE IN UMBRIA

Umbertide – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
188 sqm

Bedrooms
3

Bathrooms
3

Condominium garden
4,200 sqm

Swimming pool
15 x 7 m

On the hills of Umbria, not far from the medieval town of Umbertide, renovated 188-sqm apartment for sale inside a rustic farmhouse. The property, resulting from the merger of two previously independent apartments, is located on the first floor of the building and is reached by external stairs. The two entrance doors open onto two large living areas with fireplace (dining room with kitchen and sitting room), then connected to three bedrooms and three bathrooms.

SUMMARY OF THE PROPERTY

REFERENCE #: 2547 – CASA RANIERI

TYPE: apartment in a farmhouse

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 188 square meters (2,023 square feet)

TOTAL ROOMS: 5

BEDROOMS: 3

BATHROOMS: 3

ANNEXES: no

MAIN FEATURES: stone walls, wooden beams, terracotta floors, wooden fixtures, fireplace, fenced condominium garden, condominium pool, private porch

EXTERIORS: 4,200 square meters (1.0 acre)

GARDEN: yes, well maintained (condominium)

SWIMMING POOL: 15 x 7 m (condominium)

ELECTRICITY: already connected

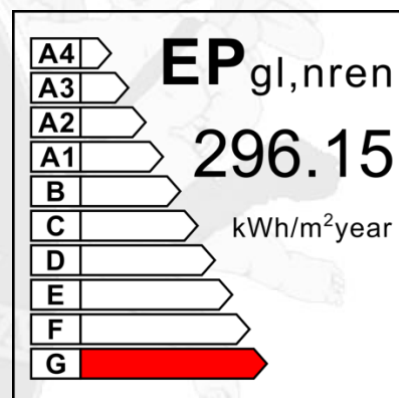
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + fireplace



CLOSEST CITIES AND TOWNS

Umbertide (4km; 5'), Gubbio (34km; 35'), Città di Castello (27km; 25'), Tuoro sul Trasimeno (39km; 50'), Perugia (39km; 40'), Sansepolcro (41km; 35'), Cortona (46km; 1h), Assisi (52km; 50'), Castiglion Fiorentino (53km; 1h), Foligno (63km; 55'), Todi (80km; 1h 5'), Montefalco (81km; 1h 10'), Montepulciano (84km; 1h 20'), Spoleto (90km; 1h 10'), Orvieto (111km; 1h 40'), Montalcino (120km; 1h 50'), Rome (204km; 2h 40')

CLOSEST AIRPORTS

Perugia San Francesco (37km; 35'), Ancona R. Sanzio (119km; 1h 45'), Firenze A. Vespucci (157km; 2h), Grosseto C. Baccarini (197km; 2h 25'), Bologna G. Marconi (216km; 2h 20'), Pisa G. Galilei (218km; 2h 40'), Roma Ciampino (219km; 2h 30'), Roma Fiumicino (234km; 2h 35'), Milano Malpensa (475km; 4h 50'), Milano Linate (421km; 4h 15')

CASA RANIERI

On the hills of **Umbria**, not far from the medieval town of **Umbertide**, renovated 188-sqm **apartment** for sale inside a **rustic farmhouse**. The property, resulting from the merger of two previously independent apartments, is located on the first floor of the building and is reached by external stairs. The two entrance doors open onto two large living areas with fireplace (dining room with kitchen and sitting room), then connected to three bedrooms and three bathrooms.

The building is embellished by a well-maintained and fully fenced **4,200-sqm condominium garden** and a **15 x 7 m swimming pool** (also shared with other owners).

Services are all available in the nearby village (4km; 5'), and the proximity to the **E45 freeway** makes it possible to reach most of the cities of **Umbria** in just over an hour, as well as those of **Tuscany**, including Arezzo where there is a train station with very convenient connections to most Italian cities.

FLOOR PLANS OF THE APARTMENT











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