

Ref. 2549 – **CASALE SAN FELICIANO**www.romolini.co.uk/en/2549

LAKE VIEW FARMHOUSE TO BE RESTORED FOR SALE IN UMBRIA, MAGIONE

Magione – Perugia – Umbria**VIEW ON OUR WEBSITE****Interiors**
578 sqm**Bedrooms**
4 (up to 6)**Bathrooms**
2 (up to 4)**Total land**
2.1 ha

In Umbria, in San Feliciano, late 19th-century farmhouse to be restored with olive grove and stunning panoramic views of Lake Trasimeno for sale. The farmhouse is located in a slightly hilly area, surrounded by vineyards and olive groves that ensure privacy. The buildings are surrounded by about 2.1 hectares of land that includes garden and several olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2549 – CASALE SAN FELICIANO

TYPE: country house with olive grove

CONDITIONS: to be restored

LOCATION: slightly hilly, lake view

ACCESS: excellent, paved road

INTERIORS: 578 square meters (6,218 square feet)

TOTAL ROOMS: 13

BEDROOMS: 4 (up to 6)

BATHROOMS: 2 (up to 4)

ANNEXES: tool shed, storage, shed

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, original oven and fireplace, garden, olive trees, potential for development

EXTERIORS: 2.1 hectares (5.2 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

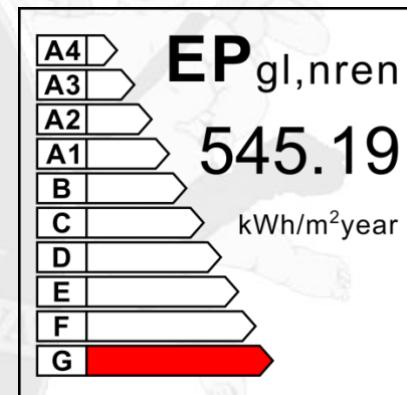
WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Closest services (800m; 2'), Magione (4km; 5'), Passignano sul Trasimeno (16km; 20'), Tuoro sul Trasimeno (22km; 20'), Perugia (23km; 25'), Cortona (38km; 40'), Umbertide (34km; 38'), Chianciano Terme (44km; 50'), Montepulciano (53km; 50'), Todi (65km; 55'), Gubbio (72km; 55'), Orvieto (73km; 1h 15'), Arezzo (83km; 1h 5'), Montalcino (88km 1h 20'), Siena (96km; 1h 15')

CLOSEST AIRPORTS

Perugia San Francesco (31km; 30'), Ancona R. Sanzio (138km; 1h 35'), Firenze A. Vespucci (151km; 1h 35'), Roma Ciampino (203km; 2h 20'), Pisa G. Galilei (218km; 2h 25'), Roma Fiumicino (221km; 2h 30'), Bologna G. Marconi (236km; 2h 40')

CASALE SAN FELICIANO

In **Umbria**, in **San Feliciano**, late **19th-century farmhouse** to be restored with **olive grove** and stunning panoramic views of **Lake Trasimeno** for sale. The farmhouse is located in a slightly hilly area, surrounded by vineyards and olive groves that ensure privacy. The buildings are surrounded by about **2.1 hectares of land** that includes garden and several olive trees.

San Feliciano, called "the village of sunsets," is a hamlet of Magione and is located on the eastern shore of Lake Trasimeno. On the lakefront are restaurants, bars, ice cream parlors, public gardens and a small fishing harbor. In just 10 minutes by ferry, you can reach Isola Polvese, Trasimeno's largest island. San Feliciano is within easy reach of several tourist resorts in **Umbria** and **Tuscany** (Passignano, Perugia, Cortona, Gubbio, Siena...), as well as renowned spa towns such as Chianciano and Rapolano. Perugia airport is about a half-hour drive away.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (391 sqm – 4,207 sqft), arranged on two levels, in typical Umbrian style, connected by an external staircase that ends on a large panoramic loggia with lake view.

- **Ground floor:** old stables, accessible by three different entrances, woodshed and wood-burning oven;
- **First floor:** farmer's apartment, accessible directly from the outside with a staircase, consisting of large kitchen with fireplace, living room, storage room, four bedrooms and bathroom.

The house has been built with typical materials (stone, brick and wood) that give a rustic look well integrated with the lush, almost Mediterranean context of this lakeside location: mountains that are reflected in the largest lake basin of peninsular Italy, dotted with olive and cypress trees on their slopes, appreciated as a high-level tourist destination. All this is easily accessible from the lakefront road, while being in a very private location.

In addition to the farmhouse, the property includes a **tool shed** (90 sqm – 968 sqft), an **agricultural warehouse** (61 sqm – 656 sqft) and a **shed** (36 sqm – 387 sqft) for vehicles and tools.

EXTERIORS

The house is surrounded by a large, fully-fenced **garden of 2,900 sqm**, which is completely fenced. There is the possibility of building a swimming pool and converting the outbuildings into residential units. Adjacent to the entrance gate we find a graveled area dedicated to parking.

The property also includes a portion of agricultural land (about 1.8 ha) with **90 secular olive trees** with high productivity (about 2.5 quintals per year) of local varieties Leccino and Frantoio.

USE AND POTENTIAL USES

In a private position, with easy access and close to Lake Trasimeno and several important towns and historic centers of Tuscany and Umbria, this farmhouse among the vineyards is perfect both as a main residence and as a vacation home, with the possibility of using it for a rental income. The buyer will have the opportunity to make use of local technicians to enhance and express the full potential of the property, with further possibilities for development.

There is the possibility to purchase with separate negotiation an adjoining **building plot** with independent access, in an elevated and panoramic lake view position of 6,300 sqm with about 200 sqm of available cubage and 2,500 sqm of olive grove.





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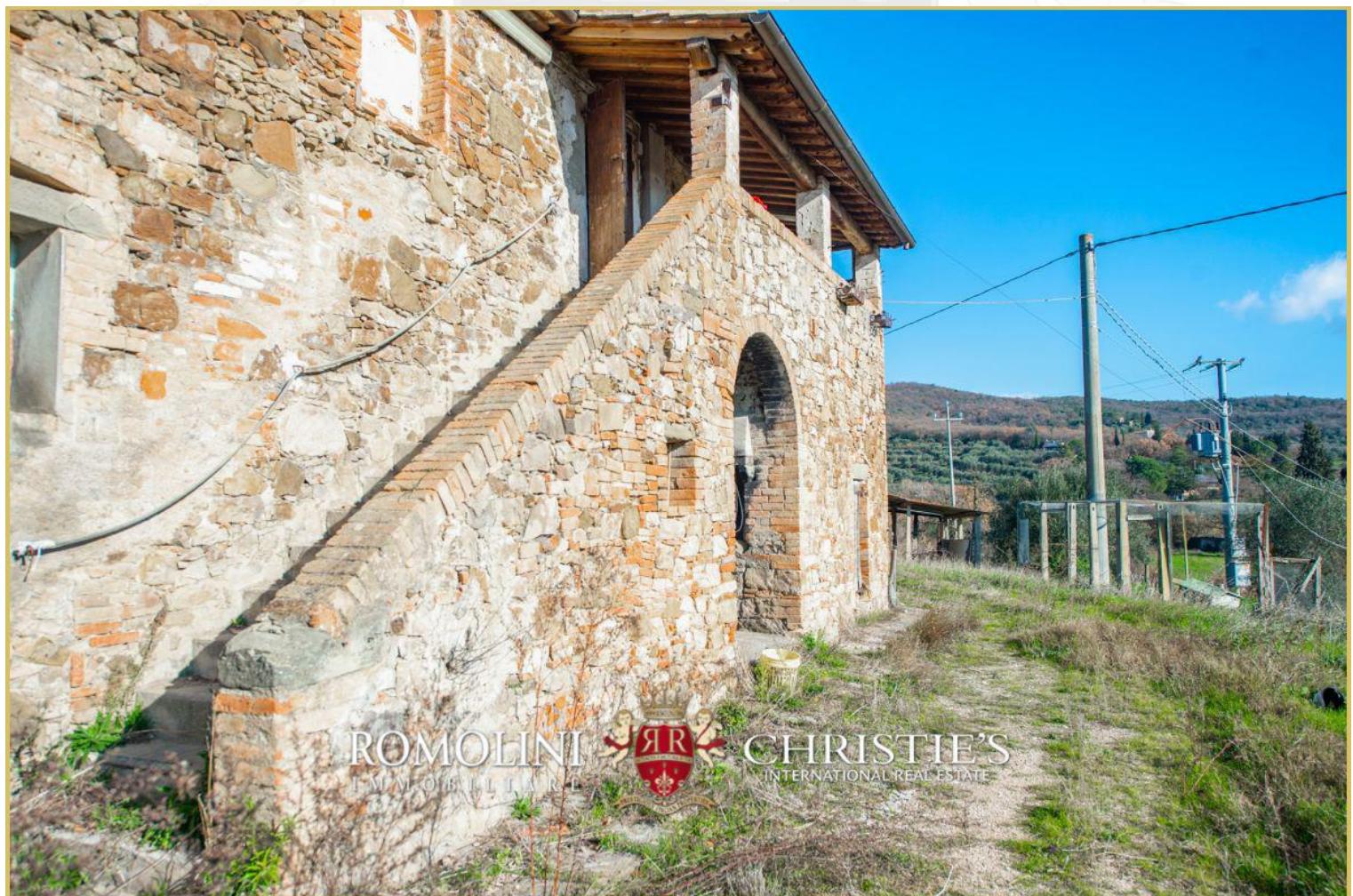
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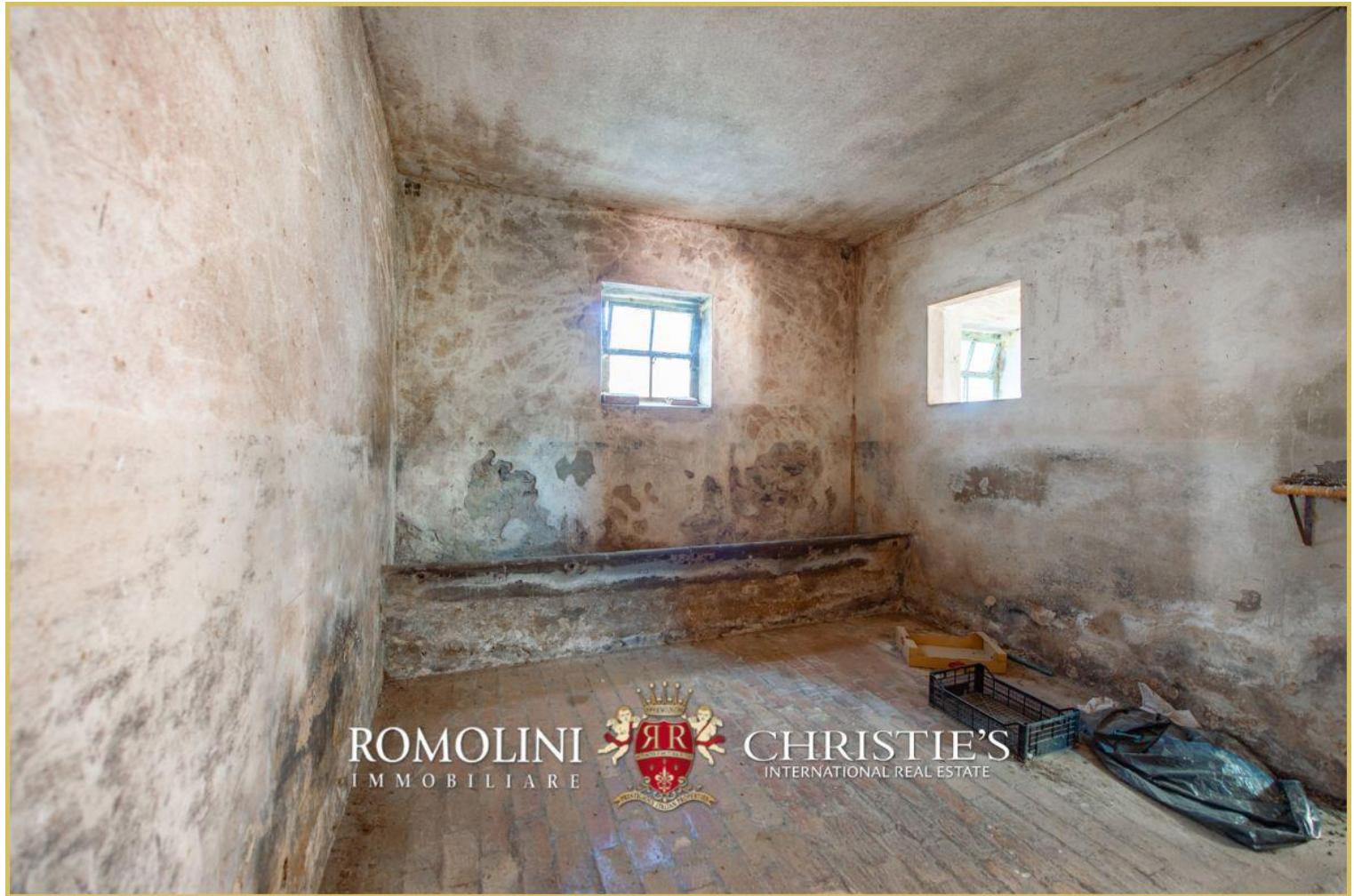
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