

Ref. 2552 – **RUSTICO DEL TOPPO**

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RUSTIC COUNTRY HOUSE WITH PANORAMIC VIEWS FOR SALE IN UMBRIA, NESTORE VALLEY

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
246 sqm

Bedrooms
4

Bathrooms
3

Total land
1.1 ha

In the hills of Umbria, not far from the border with Tuscany and a few kilometers from Città di Castello and Monte Santa Maria Tiberina, rustic farmhouse with land for sale. The property, entirely restored with four bedrooms and three bathrooms, faces south towards an untouched landscaped. The 11,000-sqm of land surrounding the property is very suitable for the creation of a garden.

SUMMARY OF THE PROPERTY

REFERENCE #: 2552 – RUSTICO DEL TOPPO

TYPE: rustic farmhouse

CONDITIONS: to be completed

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 246 square meters (2,647 square feet)

TOTAL ROOMS: 10

BEDROOMS: 4

BATHROOMS: 3

ANNEXES: already approved

MAIN FEATURES: stone and brick walls, gres flooring, wooden beams, original stone fireplace, agricultural land

EXTERIORS: 1.1 hectares (2.7 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

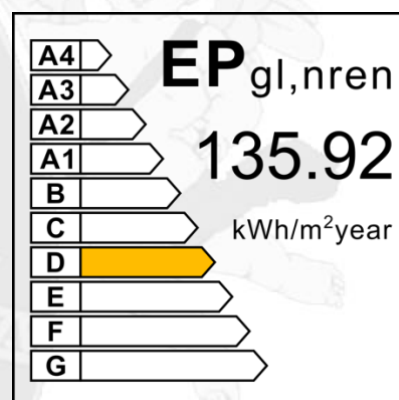
WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators



CLOSEST CITIES AND TOWNS

Closest services (5km; 10'), Monte Santa Maria Tiberina (14km; 30'), Città di Castello (28km; 30'), Umbertide (28km; 30'), Anghiari (32km; 50'), Cortona (34km; 55'), Sansepolcro (44km; 45'), Gubbio (56km; 1h 5'), Perugia (61km; 1h), Montepulciano (68km; 1h 30'), Pienza (75km; 1h 35'), Assisi (78km; 1h 15'), Montalcino (93km; 1h 55'), Orvieto (125km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (60km; 1h), Firenze A. Vespucci (135km; 2h 5'), Forlì L. Ridolfi (144km; 2h 10'), Ancona R. Sanzio (163km; 2h 10'), Pisa G. Galilei (196km; 2h 45'), Bologna G. Marconi (220km; 2h 50'), Roma Ciampino (242km; 2h 55'), Roma Fiumicino (256km; 3h)

RUSTICO DEL TOPPO

In the hills of **Umbria**, not far from the border with **Tuscany** and a few kilometers from **Città di Castello** and **Monte Santa Maria Tiberina**, rustic farmhouse with land for sale. The property, entirely restored with four bedrooms and three bathrooms, faces south towards an untouched landscaped. The **11,000-sqm of land** surrounding the property is very suitable for the creation of a garden.

Basic services are available in the nearby village (5km; 10'), while for everything else you need to reach Città di Castello (28km; 30'). From here there is also access to the **E45 motorway** linking Ravenna and Rome, providing excellent connections to many towns in the **Tiber Valley**.

DESCRIPTION OF THE PROPERTY

The **farmhouse** (246 sqm – 2,647 sqft) is on two floors with, on the ground floor, a dining room, kitchen, living room, bedroom with bathroom in addition to the laundry and technical room. On the first floor there are three bedrooms served by a central hallway, two bathrooms and a dressing room. A building permit has already been obtained for the construction of a 40-sqm annex.

The property has been renovated to a high standard in all aspects (earthquake-proofing, quality materials, thermal insulation). The renovation was complete with high quality finishes (floors, windows, bathroom doors, electrical, thermal and plumbing systems).

The agricultural land pertaining to this property covers approximately **1.1 hectares (2.7 acres)**, part of which is planted with olive trees and part of which can be used as a garden.

POSSIBILITY OF ADDITIONAL PURCHASE

The property is part of a larger estate consisting of three buildings and land in a hilly landscape of considerable value in the upper Tiber valley between Umbria and Tuscany. The Nestore Valley is an unspoilt area where the river Nestore, hence the valley's name, flows into the Tiber.

The current owners are considering either the sale of the individual bodies that make up the compendium or, alternatively, the sale of the entire property. The landscape context and the beauty of the place suggest a use for residential purposes, but also a tourist vocation for the property.





































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