

Ref. 2561 – RUSTICO SAN FLORIDO

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## PANORAMIC COUNTRY HOUSE FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

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**Interiors**  
440 sqm

**Bedrooms**  
5

**Bathrooms**  
5

**Total land**  
7.7 ha

On the hills of Umbria, in the Nestore Valley, not far from the Tuscan border and a few kilometers from Città di Castello and Monte Santa Maria Tiberina, rustic farmhouse for sale. The building (440 sqm) is nearing completion, with predisposition for all installations, and is surrounded by approximately 7.7 hectares of hilly land.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2561 – RUSTICO SAN FLORIDO

**TYPE:** rustic farmhouse

**CONDITIONS:** to be completed

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road

**INTERIORS:** 440 square meters (4,734 square feet)

**TOTAL ROOMS:** 22

**BEDROOMS:** 5

**BATHROOMS:** 5

**ANNEXES:** no, but possible

**MAIN FEATURES:** stone and brick walls, wooden beams, terracotta flooring, original stone fireplace, agricultural land, panoramic views

**EXTERIORS:** 7.7 hectares (19.0 acres)

**GARDEN:** yes, to be landscaped

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** to be connected

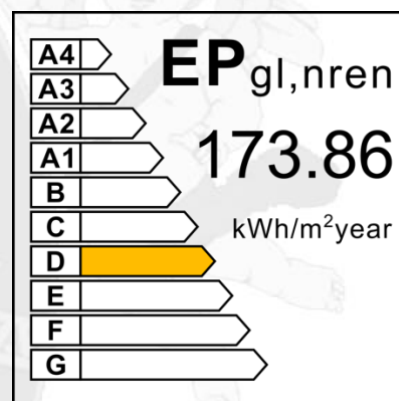
**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** to be connected

**HEATING SYSTEM:** to be installed



## CLOSEST CITIES AND TOWNS

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 SAN FLORIDO

On the hills of **Umbria**, in the **Nestore Valley**, not far from the Tuscan border and a few kilometers from **Città di Castello** and **Monte Santa Maria Tiberina**, rustic **farmhouse** for sale. The building (440 sqm) is nearing completion, with predisposition for all installations, and is surrounded by approximately **7.7 hectares of hilly land**.

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 BUILDINGS

The **farmhouse** (440 sqm – 4,734 sqft) is on two floors and is currently divided into twenty-two rooms. The rustic state allows ample flexibility in the final distribution of the rooms. The ground floor is currently designed mainly as a living area with large sitting rooms, kitchen, dining area, bedroom/study, two bathrooms, as well as accessory rooms such as a cellar and laundry room. On the first floor there are four large bedrooms with as many bathrooms served by a large central hallway/living room with fireplace.

This building of medieval origin, probably built as a watch tower, with its position at 500 m above sea level offers a splendid view over the valley in the watershed between Umbria and Tuscany with an optimal southern exposure.

The farmhouse is currently in an **advanced rustic state** and has been renovated to a high standard in all aspects (earthquake-proofing, quality of materials, thermal insulation) and with all the necessary preparations for the electrical and plumbing systems.

In accordance with the town planning regulations in force, it is possible to obtain permission for the construction of an outbuilding of approximately 40 sqm.

The pertaining agricultural land has an extension of approximately **7.7 hectares (19.0 acres)**.

## 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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