

Ref. 2562 – **RUSTICO DELLA VALLE**

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

**Città di Castello – Perugia – Umbria**

**VIEW ON OUR WEBSITE**



**Interiors**  
475 sqm

**Bedrooms**  
4

**Bathrooms**  
5

**Total land**  
2.5 ha

In 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 with agricultural outbuilding for sale. The building has already been renovated and is currently in an advanced unfinished condition with 4 bedrooms and 5 bathrooms in total. The land of 2.5 ha surrounding the building is very suitable for a garden.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2562 – RUSTICO DELLA VALLE

**TYPE:** rustic farmhouse

**CONDITIONS:** to be completed

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road

**INTERIORS:** 475 square meters (5,111 square feet)

**TOTAL ROOMS:** 13

**BEDROOMS:** 4

**BATHROOMS:** 5

**ANNEXES:** former drying barn

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

**EXTERIORS:** 2.5 hectares (6.2 acres)

**GARDEN:** to be landscaped

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** to be connected

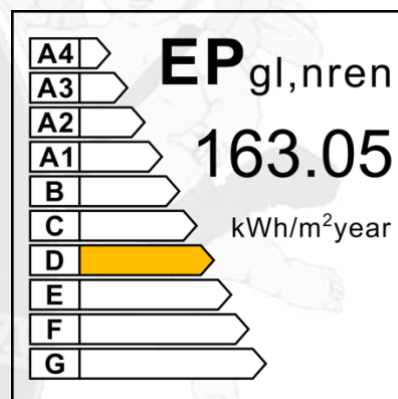
**WATER SUPPLY:** private well

**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 DELLA VALLE

In 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** with agricultural outbuilding for sale. The building has already been renovated and is currently in an advanced unfinished condition with 4 bedrooms and 5 bathrooms in total. The **land of 2.5 ha** surrounding the building is very suitable for 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 BUILDINGS

The farmhouse (440 sqm – 4,734 sqft) is arranged on two levels: the current layout on the ground floor includes the living rooms, dining room, kitchen and large entrance hall, onto which, in an original way, the gallery created on the first floor (for optimal room disengagement) overlooks. On the first floor there are four bedrooms and four bathrooms.

Originally a farmhouse, the structure was obtained from the union of two buildings that in the past constituted the farmers' settlement. It enjoys an exceptional panoramic position on a hillside about 500 m above sea level with excellent southern exposure. The building is 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.

Just downstream from the main building there is an old **agricultural drying barn** (35 sqm – 377 sqft) to be used as a warehouse and/or small outbuilding.

According to the town planning regulations in force, a project for the construction of outbuildings of up to 160 sqm could be approved.

The agricultural land pertaining to this property is approximately **2.5 hectares (6.2 acres)**, on which a terraced garden of approximately 2,400 sqm could be created.

## 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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