

Ref. 2569 – **CASALE MONTECORONA**[www.romolini.co.uk/en/2569](http://www.romolini.co.uk/en/2569)

## **RENOVATED LUXURY COUNTRY HOUSE FOR SALE IN UMBERTIDE, UMBRIA**

**Umbertide – Perugia – Umbria****VIEW ON OUR WEBSITE****Interiors**  
786 sqm**Bedrooms**  
9**Bathrooms**  
7**Garden**  
4,300 sqm

Immersed in the green Tiber Valley, this 2023-renovated 616 sqm stone farmhouse blends tradition and modernity. The ground floor has a bright apartment with an open kitchen, dining, and relaxation area, two bedrooms, and a bath. The first floor offers a large apartment with a kitchen, living room, and five en-suite bedrooms. It includes two annexes needing renovation and a 4,300 sqm garden. Ideal for residence or short-term rentals.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2569 – CASALE MONTECORONA

**TYPE:** rustic country house

**CONDITIONS:** restored (2023)

**LOCATION:** open and sunny

**ACCESS:** unpaved road (200 m)

**INTERIORS:** 786 square meters (8,457 square feet)

**TOTAL ROOMS:** 24

**BEDROOMS:** 9

**BATHROOMS:** 7

**ANNEXES:** storage, garage

**MAIN FEATURES:** stone and brick walls, wooden beams, original terracotta floors, wooden fixtures, solar system, annexes to be restored, garden with irrigation system

**EXTERIORS:** 4,300 square meters (1.0 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

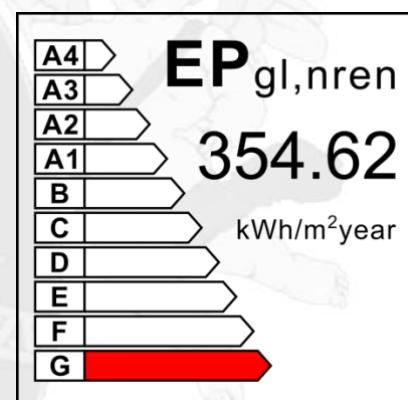
**WATER SUPPLY:** mains water + private wells

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG + solar panels + pellet

**HEATING SYSTEM:** radiators



## CLOSEST CITIES AND TOWNS

Umbertide (5km; 10'), Gubbio (27km; 30'), Città di Castello (29km; 25'), Perugia (30km; 30'), Monte Santa Maria Tiberina (31km; 35'), Cortona (45km; 55'), Deruta (45km; 35'), Passignano sul Trasimeno (40km; 40'), Assisi (47km; 40'), Spello (49km; 35'), Castiglion del Lago (59km; 50'), Arezzo (65km; 1h), Todi (71km; 55'), Montepulciano (76km; 1h 10'), Orvieto (103km; 1h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (30km; 25'), Ancona R. Sanzio (120km; 1h 40'), Rimini F. Fellini (151km; 2h 10'), Firenze A. Vespucci (158km; 1h 55'), Grosseto C. Baccarini (185km; 2h 15'), Pisa G. Galilei (221km; 2h 50'), Roma Ciampino (211km; 2h 20'), Roma Fiumicino (225km; 2h 25')

## CASALE MONTECORONA

Immersed in the green of the upper **Tiber Valley**, this splendid **stone farmhouse, renovated in 2023**, faithfully respects the canons of the typical buildings of the area. The property, spread over two levels for a total of 616 sqm, offers a perfect combination of **tradition and modernity**.

On the ground floor, there is a large apartment characterized by a bright open space housing the cooking area, dining area and relaxation area, completed by two bedrooms and a bathroom. In the same area there is a spacious storage room with attached technical area and a convivial room, still to be customized, ideal for organizing dinners and barbecues thanks to the direct access to the garden.

Also on the ground floor is a small multifunctional apartment, ideal for service personnel or guests, spread over two levels. On the lower floor are a kitchen, a bedroom and a bathroom, while the upper floor houses an office space/bedroom, a living room and a further bathroom.

The first floor is reached via a beautiful internal staircase in original stone and leads to a large apartment. This level includes a spacious kitchen with dining area, a large and bright living room and five bedrooms with private bathroom divided into two wings of the building, thus ensuring an excellent distribution of space.

To complete this charming property, there are **two annexes in need of renovation** (170 sqm in total), offering further potential developments for those who wish to further customize the spaces. The **garden of 4,300 sqm**, is fully fenced and equipped with a ground irrigation system, offering a well-kept and lush green space. The property is also equipped with a solar thermal system, which guarantees sustainable energy optimization.

This farmhouse represents a unique opportunity to live immersed in the tranquility of the Umbrian countryside, while enjoying modern comforts and large, versatile spaces, ideal for family life or to welcome guests in a refined and welcoming environment.

## STATE AND FINISHES

The external facades of the farmhouse are clad in stone typical of the area, embellished with tone-on-tone plastering that enhances the chromatic harmony. Inside, the sub-floors feature traditional wooden beams, giving the rooms a touch of authenticity and warmth. Brick arches and original terracotta staircases add a further element of charm and historicity.

The floors vary between elegant stone slabs and refined wooden surfaces, creating a pleasant contrast between materials and textures. The windows and doors, also made of wood, ensure a perfect balance between aesthetics and functionality, maintaining a rustic and cozy atmosphere.

These construction details reflect the attention paid to the preservation of traditional architectural features, while integrating modern requirements for comfort and practicality. The result is a home that offers a unique living experience that will satisfy even the most demanding lovers of beauty and quality.

For fast internet, a satellite dish was installed in order to enable excellent reception. For the water part, the house is connected to the municipal network, while there are two wells in the garden for irrigation. The heating system boiler is fueled by pellets.

## USE AND POTENTIAL USES

The property, thanks to its privileged position in the upper Tiber Valley, is ideal both as a private home and as a source of income through short term rentals. The current layout and its logistics, in fact, make it particularly attractive for those who wish to live in a quiet environment surrounded by greenery, without giving up the convenience of being well connected to important infrastructures.

The proximity to Perugia airport allows easy access to the property, facilitating both frequent business trips and the influx of tourists and visitors.



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