

RURAL HAMLET TO BE RESTORED WITH PRIVATE POND FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

VIEW ON OUR WEBSITE



Interiors
1,274 sqm

Bedrooms
Up to 10

Bathrooms
Up to 10

Total land
36.8 ha

Nestled in a panoramic and sunny location in the municipality of Città di Castello, this charming rural hamlet in need of renovation represents a unique opportunity for those who dream of living in contact with nature, without sacrificing the convenience of services. Located a short distance from a picturesque country village, the property covers over 700 sqm, including a charming private dam, a mature (8,500 sqm) and productive olive grove, plus a 566-sqm outbuilding, ideal for multiple uses.

SUMMARY OF THE PROPERTY

REFERENCE #: 2631 – BORGO DELLA TORRE

TYPE: rural hamlet

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (3.2 km)

INTERIORS: 1,274 square meters (13,708 square feet)

TOTAL ROOMS: 24

BEDROOMS: up to 10

BATHROOMS: up to 10

ANNEXES: several rural buildings

MAIN FEATURES: stone and brick walls, terracotta floors, original fireplaces, wooden beams, outdoor porches, artificial dam, mature olive grove, panoramic views

EXTERIORS: 36.8 hectares (90.9 acres)

GARDEN: to be recovered

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

Town with services (3 km; 10'), Umbertide (14km; 15'), Città di Castello (15 km; 20'), Monte Santa Maria Tiberina (20 km; 30'), Sansepolcro (35 km; 35'), Anghiari (41km; 45'), Passignano sul Trasimeno (41km; 55'), Cortona (42 km; 1h), Arezzo (55km; 1h), Perugia (56km; 50'), Assisi (66km; 55'), Montepulciano (71km; 1h 25'), Todi (92km; 1h 10'), Montefalco (92km; 1h 10')

CLOSEST AIRPORTS

Perugia San Francesco (49km; 40'), Firenze A. Vespucci (148km; 2h), Ancona R. Sanzio (152km; 1h 55'), Grosseto C. Baccarini (194km; 2h 35'), Bologna G. Marconi (207km; 2h 25'), Pisa G. Galilei (209km; 2h 40'), Roma Ciampino (230km; 2h 35'), Roma Fiumicino (245km; 2h 40')

BORGO DELLA TORRE

Nestled in a panoramic and sunny location in the municipality of **Città di Castello**, this charming **rural hamlet** in need of renovation represents a unique opportunity for those who dream of living in contact with nature, without sacrificing the convenience of services.

Located a short distance from a picturesque country village, the property covers over 700 sqm, including a charming private dam, a mature (8,500 sqm) and productive olive grove, plus a 566-sqm outbuilding, ideal for multiple uses.

The **buildings of the hamlet** (708 sqm – 7,618 sqft), made in perfect harmony with the traditional Umbrian style, are composed of four structures of various sizes, all characterized by architectural details that tell the history and culture of the place. Each structure offers the possibility to customize the finishes according to one's needs and intended use, making the property versatile and adaptable.

The large outdoor spaces (about 2,300 sqm all around the buildings) are perfect for creating an oasis of relaxation: a swimming pool, tennis court, and spaces dedicated to gardening or growing aromatic plants can all be designed. In fact, all the buildings are built on natural terraces and surrounded by native plants and mature olive trees.

The **large warehouse** (566 sqm – 6,090 sqft), currently used as a tool shed, lends itself to multiple uses, making it an excellent solution for those who want to start a tourist business or organize events and meetings in a lovely setting.

The space around the dam, once cleaned and arranged, would also allow for sunbathing and enjoying the view.

In total, the property covers an area of **36.8 hectares (90.0 acres)** divided between woodland (29.3 ha that also includes a chestnut orchard), arable land (6.3 ha), the **olive grove** (8,500 sqm) and a plot of land that was once home to a small vineyard (1,500 sqm).

USE AND POTENTIAL USES

This property represents an extraordinary opportunity for large families or several households, thanks to the different accesses and the ample space available, which allows for independent and comfortable management of the rooms. It is also ideal for developing a charming accommodation business, with large spaces dedicated to wellness, a swimming pool and sports facilities, thus creating a unique experience for guests. Nestled in lush greenery and surrounded by an agricultural landscape, this residence is the perfect retreat for those seeking tranquility and connection with nature.

Located just 20 minutes from Città di Castello and easily accessible thanks to its proximity to the **E45 motorway** interchange, the property offers easy access to the main cultural and tourist centers of Umbria and Tuscany.





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