

Ref. 2656 – **CASALE DEI DESIDERI**

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RESTORED COUNTRY HOUSE WITH SWIMMING POOL FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria



Interiors
740 m²

Bedrooms
5

Bathrooms
6

Total land
8,630 sqm

Swimming pool
14 × 6 m

Olive grove
60 trees

In a panoramic position on the hills between Umbria and Tuscany, renovated farmhouse with swimming pool for sale. The building (5 bedrooms and 6 bathrooms) is in excellent condition and is currently used as a private home, with the possibility of using the various rooms for accommodation. The buildings to be renovated would allow the creation of guest annexes. Over 8,600 m² of garden house the *Infinity* pool and 60 olive trees.

SUMMARY OF THE PROPERTY

REFERENCE #: 2656 – CASALE DEI DESIDERI

TYPE: country house with barn and pool

CONDITIONS: restored

LOCATION: hilly, very panoramic

ACCESS: gravel road in good condition (1.4 km)

INTERIORS: 740 square meters (7,962 square feet)

TOTAL ROOMS: 15

BEDROOMS: 5

BATHROOMS: 6

ANNEXES: barns, pool house

MAIN FEATURES: stone walls, en-suite bedrooms, original stone fireplace, terracotta floors, wood beamed ceilings, infinity pool, panoramic view, porch, pool house, olive grove

EXTERIORS: 8,630 square meters (2.1 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 x 6 m (*Infinity*)

ELECTRICITY: already connected

WATER SUPPLY: natural spring

TELEPHONE: to be connected

ADSL: no

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 161.91 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Village with services (3,5km; 5'), Trestina (6km; 10'), Città di Castello (17km; 20'), Monte Santa Maria Tiberina (17km; 25'), Umbertide (18km; 20'), Sansepolcro (34km; 30'), Cortona (35km; 50'), Anghiari (40km; 35'), Perugia (50km; 45'), Castiglione del Lago (52km; 1h 10'), Arezzo (56km; 55'), Siena (107km; 1h 40'), Firenze (127km; 2h), Roma (217km; 2h 45')

CLOSEST AIRPORTS

Perugia San Francesco (50km; 45'), Firenze A. Vespucci (150km; 1h 55'), Ancona R. Sanzio (154km; 2h), Grosseto C. Baccarini (171km; 2h 25'), Pisa G. Galilei (211km; 2h 35'), Bologna G. Marconi (210km; 2h 30'), Roma Ciampino (231km; 2h 35'), Roma Fiumicino (245km; 2h 45')

CASALE DEI DESIDERI

In a panoramic position on the hills between **Umbria** and **Tuscany**, renovated **farmhouse** with swimming pool for sale. The building (5 bedrooms and 6 bathrooms) is in excellent condition and is currently used as a private home, with the possibility of using the various rooms for accommodation. The buildings to be renovated would allow the creation of guest annexes. Over **8,600 square meters of garden** house the **Infinity pool** and 60 **olive trees**.

The property, which can be accessed via a 1.4-km dirt road in excellent condition, is less than five minutes' drive from the nearest village, where the main services are located; for everything else, it is enough to reach Città di Castello (20') where shopping centers and the hospital are available.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (482 m² – 5,186 ft², 5 bedrooms and 6 bathrooms) is on three levels, composed as follows:

- **Lower ground floor:** laundry, boiler room, rustic living area, hallway and bedroom with bathroom, hallway and service bathroom;
- **Upper ground floor:** large kitchen, living room with fireplace, service bathroom, TV room, sitting room, study and bedroom with bathroom;
- **Second floor:** three bedrooms with en suite bathrooms, one of which has a loft studio, storage room. This floor is also separately accessible from the outside via a stone staircase.

The property has been recently renovated with a conservative method that allowed to keep most of the original finishes of the building including stone walls, wooden beams, terracotta floors and carved stone fireplaces.

Not far from the farmhouse is the **14 x 6 m Infinity pool** with attached **pool house** (35 m² – 377 ft²).

There are then **two barns** (223 m² – 2,399 ft² in total) which could be renovated to allow the creation of guest annexes.

The buildings are surrounded by **8,630 square meters (2.1 acres) of garden** that also includes **60 olive trees**.







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