

Ref. 2672 – **CASA DEL FATTORE**

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COUNTRY HOUSE TO BE RESTORED FOR SALE IN CITTÀ DI CASTELLO, UMBRIA

Città di Castello – Perugia – Umbria

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Interiors
629 sqm

Bedrooms
4+

Bathrooms
2+

Total land
3,500 sqm

Located in the beautiful **Umbrian countryside**, near the border with **Tuscany**, this old 629-sqm **farmhouse** offers an incredible opportunity for those looking for a property to renovate in a quiet and panoramic location. The building is currently divided into two independent housing units, allowing you to customize the spaces according to your needs, also ideal for those who want to create a vacation home or two separate residences.

The property retains the charm of traditional farmhouses, with wooden beams, exposed stone and large rooms, which are a perfect basis for a renovation that can enhance the historicity and authenticity of the building.

The house is surrounded by **3,500 sqm of land** to create a garden, orchard or parking spaces.

With such a large surface area, the property lends itself to different solutions, from a large family residence to a receptive project as an **Agriturismo** or bed and breakfast, thanks to its strategic location between Umbria and Tuscany.

SUMMARY OF THE PROPERTY

REFERENCE #: 2672 – CASA DEL FATTORE

TYPE: country house

CONDITIONS: to be restored

LOCATION: hilly, close to the services

ACCESS: unpaved road (500 m)

INTERIORS: 629 square meters (6,768 square feet)

TOTAL ROOMS: 10

BEDROOMS: 4

BATHROOMS: 2

ANNEXES: oven

MAIN FEATURES: stone walls, wooden beams, terracotta floors, original fireplace, old oven

EXTERIORS: 3,500 square meters (0.8 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: fireplace + stove

CLOSEST CITIES AND TOWNS

Closest services (2km; 2'), Città di Castello (23km; 25'), Montone (23km; 30'), Umbertide (24km; 25'), Cortona (28km; 40'), Monterchi (34km; 35'), Citerna (35km; 40'), Arezzo (37km; 50'), Sansepolcro (40km; 40'), Anghiari (46km; 45'), Gubbio (54km; 50'), Perugia (56km; 50'), Passignano sul Trasimeno (66km; 1h), Assisi (73km; 1h), Siena (94km; 1h 30'), Florence (118km; 1h 55')

CLOSEST AIRPORTS

Perugia San Francesco (55km; 45'), Firenze A. Vespucci (128km; 1h 50'), Bologna G. Marconi (215km; 2h 40'), Pisa G. Galilei (189km; 2h 30'), Roma Ciampino (237km; 2h 45'), Roma Fiumicino (250km; 2h 50')



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