

Ref. 2673 – **PODERE SMERALDO**

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## COUNTRYSIDE VILLA WITH 2.5 HECTARES OF LAND FOR SALE IN SAN GIUSTINO, UMBRIA

San Giustino – Perugia – Umbria

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**Interiors**  
371 sqm

**Bedrooms**  
3

**Bathrooms**  
2

**Garden**  
2.5 ha

In **Umbria**, but a few miles from **Tuscany** and **Marche**, **villa** with 2.5 hectares of land for sale. The property offers beautiful panoramic views and is accessible via a paved road. Services are all available in **San Giustino**, reachable in 5 minutes by car, and many of the most famous centers of the **Tiber Valley** (Sansepolcro, Città di Castello, Anghiari, Montone...).

The **villa** (371 sqm – 3,992 sqft, 3 bedrooms and 2 bathrooms) is arranged on levels:

- **Basement:** cellar, storage and farm tool shed;
- **Ground floor:** three bedrooms, two bathrooms, kitchen and living room.

The buildings are surrounded by **2.5 hectares (6.2 acres)** of pasture and forest on which there is also a natural spring for water supply.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2673 – PODERE SMERALDO

**TYPE:** panoramic villa with barn

**CONDITIONS:** habitable

**LOCATION:** hilly, very panoramic

**ACCESS:** paved road

**INTERIORS:** 371 sqm (3,992 sqft)

**TOTAL ROOMS:** 6

**BEDROOMS:** 3

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** stone walls, terracotta floors, wooden beam ceilings, stone fireplace, garden, natural spring

**EXTERIORS:** 2.5 hectares (6.1 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** no, but possible

**ELECTRICITY:** already connected

**WATER SUPPLY:** natural spring

**TELEPHONE:** to be connected

**ADSL:** no

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

San Giustino (3km; 5'), Sansepolcro (5km; 10'), Città di Castello (16km; 15'), Anghiari (13km; 20'), Monte Santa Maria Tiberina (26km; 30'), Montone (33km; 30'), Umbertide (38km; 30'), Arezzo (41km; 44'), Cortona (55km; 1h 5'), Gubbio (64km; 55'), Perugia (67km; 50'), Passignano sul Trasimeno (77km; 1h), Assisi (84km; 1h), Montepulciano (88km; 1h 20'), Pienza (95km; 1h 30'), Siena (111km; 1h 35'), Firenze (113km; 1h 40')

## CLOSEST AIRPORTS

Perugia San Francesco (66km; 50'), Firenze A. Vespucci (134km; 1h 45'), Forlì L. Ridolfi (110km; 1h 30'), Rimini F. Fellini (140km; 1h 45'), Ancona R. Sanzio (169km; 2h), Bologna G. Marconi (186km; 2h 10'), Pisa G. Galilei (195km; 2h 25'), Roma Ciampino (248km; 2h 45'), Roma Fiumicino (261km; 2h 50')

























































































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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italy

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)