

Ref. 2679 – **CASALE BEVAGNA**www.romolini.co.uk/en/2679

COUNTRY HOUSE TO BE RESTORED WITH OLIVE GROVE FOR SALE IN BEVAGNA, UMBRIA

Bevagna – Perugia – Umbria**VIEW ON OUR WEBSITE****Interiors**
426 sqm**Bedrooms**
3+**Bathrooms**
2+**Total land**
5.4ha

In a hilly position, 8 km from the historic center of Bevagna, small estate with farmhouse to be renovated and 5.4 ha of olive grove for sale. The property is currently in a rough state, structurally consolidated, but without finishes and installations. The project would allow for a private house with 3 bedrooms or four independent apartments.

SUMMARY OF THE PROPERTY

REFERENCE #: 2679 – CASALE BEVAGNA

TYPE: country house with olive grove

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 426 square meters (4,584 square feet)

TOTAL ROOMS: 13

BEDROOMS: 3+

BATHROOMS: 2+

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, fireplaces, wooden fixtures, original oven, olive trees, private garage, panoramic views

EXTERIORS: 5.4 hectares (13.3 acres)

GARDEN: yes, 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 connected

CLOSEST CITIES AND TOWNS

Bevagna (8km; 10'), Cannara (9km; 15'), Montefalco (16km; 20'), Assisi (22km; 30'), Perugia (34km; 40'), Marsciano (40km; 45'), Spoleto (40km, 45'), Todi (50km; 50'), Magione (51km; 50'), Castiglione del Lago (77km; 1h 5'), Cortona (80km; 1h 10'), Orvieto (83km; 1h 30'), Montepulciano (97km; 1h 25'), Siena (140km; 1h 50'), Florence (182km; 2h 35')

CLOSEST AIRPORTS

Perugia San Francesco (26km; 30'), Roma Ciampino (164km; 2h 25'), Roma Fiumicino (180km; 2h 30'), Firenze A. Vespucci (215km; 2h 40'), Pisa G. Galilei (255km; 3h 20'), Bologna G. Marconi (268km; 3h 20')

CASALE BEVAGNA

In a hilly position, 8 km from the historic center of **Bevagna**, small **estate** with **farmhouse** to be renovated and **5.4 ha of olive grove** for sale. The property is currently in a rough state, structurally consolidated, but without finishes and installations. The project would allow for a **private house** with 3 bedrooms or **four independent apartments**.

In addition to being famous for the production of extra virgin olive oil and high-quality wines, Bevagna is listed among the Most Beautiful Towns in Italy and among the Orange Flags of the Touring Club.

Services are all available in the nearby village (4km; 8'), and various towns in **Umbria** and **Tuscany** can be reached in a short time (Montefalco, Assisi, Perugia, Spoleto, Todi, Cortona, Orvieto, Montepulciano...). Perugia airport is less than a half-hour drive from the property.

DESCRIPTION OF THE PROPERTY

The cottage is on three staggered levels, all accessible directly from the outside, and the renovation project includes the following layout:

- **Ground floor:** three storerooms, tool shed and oven;
- **First floor:** shed, garage, cellar, living room with kitchen, two bedrooms and bathroom;
- **Second floor:** living/dining room with kitchen, bedroom with en-suite bathroom and attic.

The property is structurally sound but lacks in its current state all systems, finishes and interior fixtures. Only a small part of the property has been renovated internally (but never completed) and there are fan coils in this area.

There is, alternatively, the possibility of dividing the cottage into four independent units to be reserved for the reception of guests.

The building is surrounded by about **700 sqm of garden** (to be recovered and enhanced) and **5.3 hectares of olive grove** in excellent condition that allows the production of excellent quality extra virgin olive oil for personal use.





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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

info@romolini.com