

## 11-HA ESTATE WITH COUNTRY HOUSE, VILLA AND BIO-LAKE FOR SALE IN CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria

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**Interiors**  
544 sqm

**Bedrooms**  
11

**Bathrooms**  
9

**Total land**  
11.0 ha

**Swimming pool**  
16 × 8 m | 12 × 3 m

On the border between Tuscany and Umbria, on a natural terrace at an altitude of 320 m asl, estate with historic farmhouse and bio-lake for sale. The buildings of the property (544 sqm, 11 bedrooms) have been completely renovated and equipped with the most modern facilities. The 11.0 ha plot of land surrounding the houses is mostly covered by forest and houses a biolago with a sewage treatment plant.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2684 – PODERE VOLTERRANO

**TYPE:** estate

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 544 square meters (5,853 square feet)

**TOTAL ROOMS:** 20

**BEDROOMS:** 11

**BATHROOMS:** 9

**ANNEXES:** villa, workshop

**MAIN FEATURES:** stone walls, terracotta floors, wooden beams, original fireplaces, stone stairs, double glazing, gratings, private garage, photovoltaic system, solar panels, perimeter alarm, bi-olago, garden

**EXTERIORS:** 11.0 hectares (27.2 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 14 × 7 m (bio-lake)

**ELECTRICITY:** already connected + photovoltaic system (15 kW)

**WATER SUPPLY:** natural spring

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 221.13 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + pellet/wood stove

## CLOSEST CITIES AND TOWNS

Closest services (5km; 10'), Castiglion Fiorentino (24km; 30'), Città di Castello (25km; 30'), Umbertide (26km; 20'), Cortona (27km; 45'), Arezzo (40km; 40'), Tuoro sul Trasimeno (45km; 55'), Gubbio (53km; 45'), Perugia (56km; 45'), Montepulciano (61km; 1h 10'), Pienza (65km; 1h 20'), Passignano sul Trasimeno (65km; 50'), Assisi (73km; 55'), Siena (96km; 1h 25'), Firenze (124km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (59km; 50'), Firenze A. Vespucci (126km; 1h 45'), Ancona R. Sanzio (160km; 1h 50'), Pisa G Galilei (187km; 2h 25'), Bologna G. Marconi (218km; 2h 30'), Roma Ciampino (239km; 3h), Roma Fiumicino (253km; 2h 50')

## PODERE VOLTERRANO

On the border between **Tuscany** and **Umbria**, on a natural terrace at an altitude of 320 m asl, **estate** with **historic farmhouse** and **bio-lake** for sale. The buildings of the property (544 sqm, 11 bedrooms) have been completely renovated and equipped with the most modern facilities. The 11.0 ha plot of land surrounding the houses is mostly covered by forest and houses a biolago with a sewage treatment plant.



Basic services are available in the nearby village (5km; 10') while the historic center of **Città di Castello** is about a half-hour drive away and offers everything one might need (banks, post offices, hospital, shopping centers...). The central location of the property makes it easy to move between Tuscany and Umbria to visit the most renowned centers of the two regions (Cortona, Castiglion Fiorentino, Siena, Florence, Perugia, Montepulciano, Pienza...).

### DESCRIPTION OF THE BUILDINGS

The **farmhouse** (340 sqm – 3,658 sqft, 6 bedrooms and 4 bathrooms), dating back to the 17<sup>th</sup> century, is divided into two independent housing units, which can be kept separate or easily combined to create one large apartment. It is also possible to convert them into multiple units or rooms for rent. A large **private garage** is located in the basement.

- **Apt. A:** kitchen with exit to the terrace, living room, two bedrooms and bathroom;
- **Apt. B:** kitchen, living room with fireplace, living room, four bedrooms and three bathrooms.

The **modern villa** (178 sqm – 1,915 sqft, 4 bedrooms and 4 bathrooms), also renovated, includes two independent apartments:

- **Apt. C:** living room, dining room with kitchen, two bedrooms and two bathrooms;

- **Apt. D:** living room, kitchen, two bedrooms and two bathrooms.

Not far from the farmhouse, there is a **small outbuilding** (26 sqm – 280 sqft, 1 bedroom and 1 bathroom) that could accommodate an additional bedroom with bathroom.

The entire property is surrounded by terraces and stone terraces, which offer the possibility to enjoy the beautiful panoramic views of the surrounding countryside.

## STATE AND FINISHES

The property has been entirely renovated and features wooden window frames and shutters with double glazing, original doors with ironwork redone in style, designer handcrafted wrought iron windows, *Velux* windows with electric control in the first-floor spaces. The stone facades are embellished with *pietra serena* lintels, spacious loggias and numerous panoramic terraces paved in ancient stone. The walls of the historic farmhouse are left exposed, as are the original fireplaces, oak beams on the ceilings, and *serena* stone stairs.

Water comes from a natural spring, and the property is equipped with a modern **photovoltaic system** (15 kW) connected to a new generation electrical system, a heating and hot water production system with wood/pellet boiler, LPG boiler and **solar thermal panels** with 350-liter storage.

There is a **perimeter alarm system** with separate installations between the different housing units. There is also a water softener.

## EXTERIOR

The property stretches for about **11.0 hectares (27.2 acres)**, half of which is covered by woods (5.0 ha), and is entirely fenced. The rest of the area is covered by arable land (3.6 ha) and olive grove (1.8 ha).

A real jewel of the property is the lovely swimmable **bio-lake**, designed to provide natural refreshment, with standards of cleanliness and filtration comparable to those of a swimming pool, taking advantage of the natural spring located within the estate. The biolago consists of two pools, surrounded by water lilies and several varieties of expertly selected aquatic plants, and is nestled in a mature olive grove with junipers, rose bushes and lavender.

## USE AND POTENTIAL USES

This property lends itself to use both as a main residence and as a tourist facility, due to its strategic location and the growing demand for these areas from Italian and foreign clients. A separate sale can also be considered.











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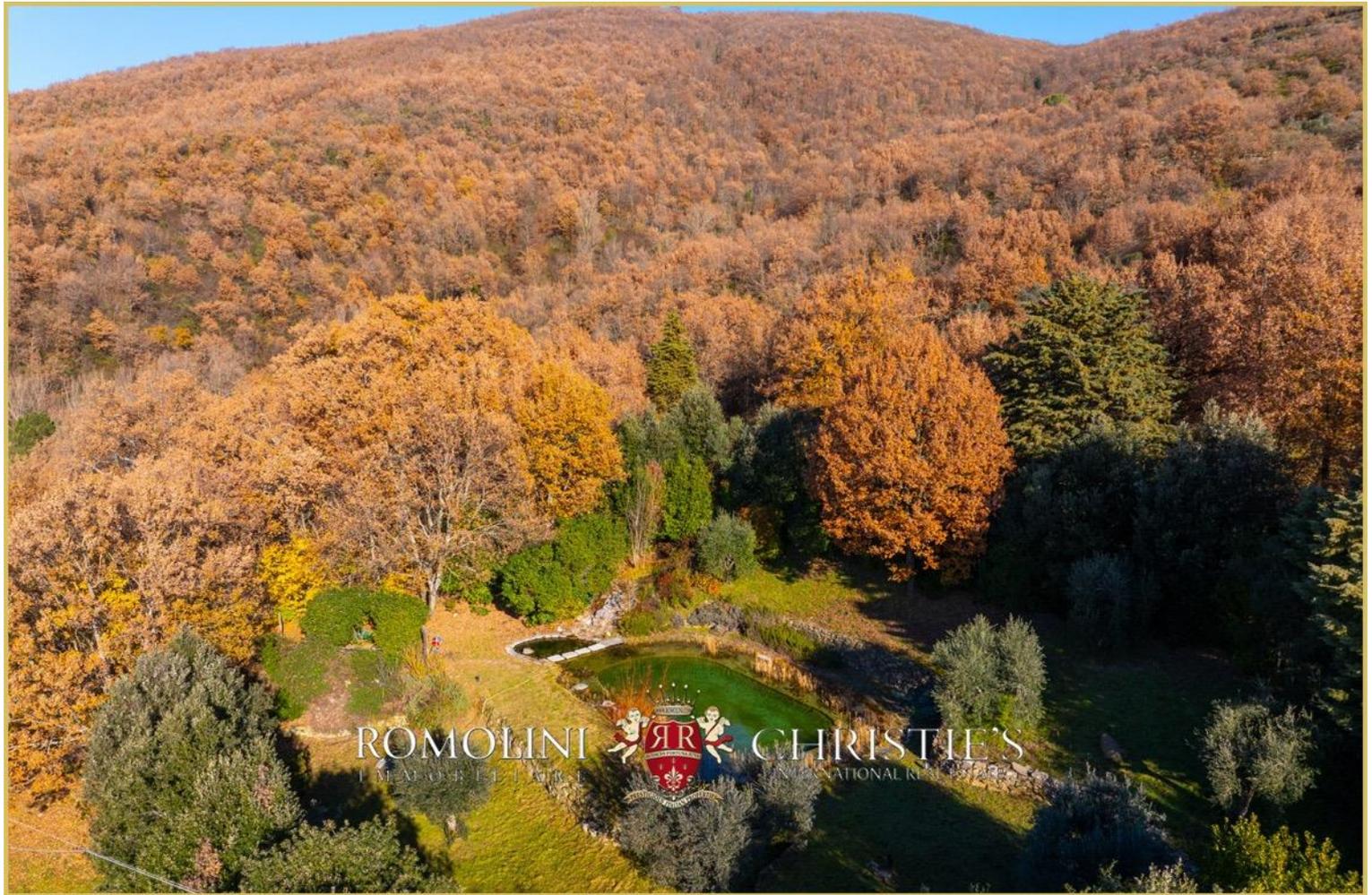
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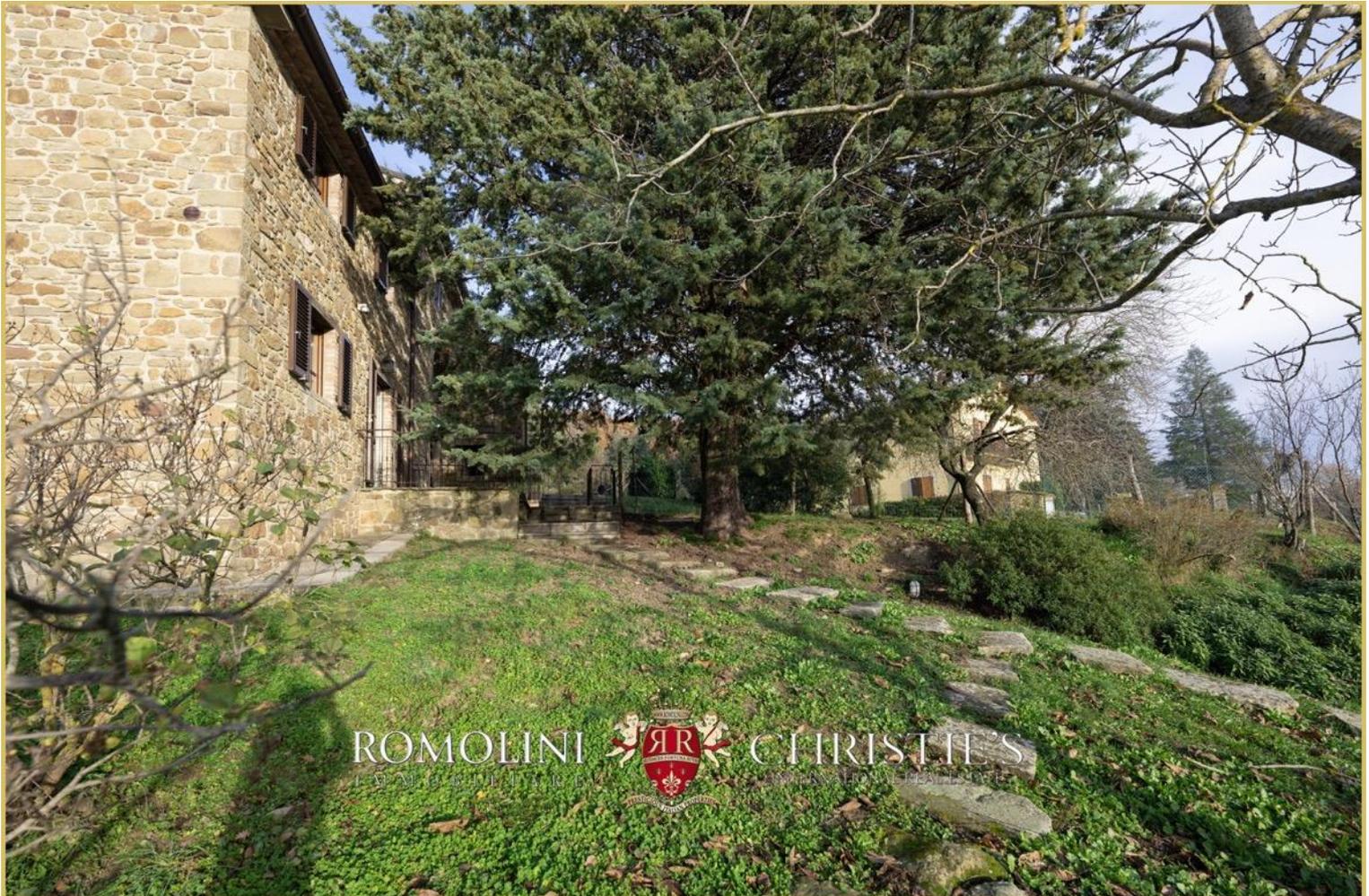
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AGENZIA ROMOLINI IMMOBILIARE S.R.L.

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)