

Ref. 2695 – **CASALE DEL FAUNO**www.romolini.com/en/2695

COUNTRY HOUSE WITH OLIVE GROVE FOR SALE ON THE HILLS OF PERUGIA, UMBRIA

Perugia – Perugia – Umbria**Interiors**
280 sqm**Bedrooms**
2 (up to 4)**Bathrooms**
1 (up to 3)**Total land**
42.7 ha**Olive grove**
1.7 ha

In Umbria, in the hills between Perugia and Umbertide, farmhouse for sale. The property is in good condition and currently houses two bedrooms, with the possibility of creating others by renovating the ground floor of the building (currently used for agricultural purposes). The large land available, which already houses an olive grove, also allows the planting of new crops (approximately 22.0 ha of arable land).

SUMMARY OF THE PROPERTY

REFERENCE #: 2695 – CASALE DEL FAUNO

TYPE: rustic farmhouse

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 280 square meters (3,013 square feet)

TOTAL ROOMS: 8 (up to 13)

BEDROOMS: 2 (up to 4)

BATHROOMS: 1 (up to 3)

ANNEXES: warehouse (to be rebuilt)

MAIN FEATURES: stone and brick walls, porch, ceramic flooring, wooden fixtures and beams, fireplace, garden, olive trees

EXTERIORS: 42.7 hectares (105.5 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: possible

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 72.08 kWh/m²year)

HEATING SYSTEM: radiators + fireplaces

CLOSEST CITIES AND TOWNS

Closest services (11km; 13'), Umbertide (14km; 18'), Perugia (22km; 30'), Magione (23km; 24'), Passignano sul Trasimeno (31km; 30'), Gubbio (38km; 40'), Città di Castello (43km, 35'), Bastia Umbra (44km; 36'), Deruta (47km; 38'), Cortona (53km; 48'), Assisi (55km; 45'), Spello (57km, 45'), Foligno (63km, 50'), Todi (75km, 1h), Arezzo (80km, 1h 10') Spoleto (90km, 1h 5')

CLOSEST AIRPORTS

Perugia San Francesco (39km; 30'), Ancona R. Sanzio (139km; 1h 35'), Firenze A. Vespucci (172km; 1h 55'), Roma Ciampino (215km; 2h 30'), Roma Fiumicino (227km; 2h 30'), Bologna G. Marconi (232km; 2h 35'), Pisa G. Galilei (232km; 2h 35')

CASALE DEL FAUNO

In Umbria, in the hills between **Perugia** and **Umbertide**, **farmhouse** for sale. The property is in good condition and currently houses two bedrooms, with the possibility of creating others by renovating the ground floor of the building (currently used for agricultural purposes). The large land available, which already houses an **olive grove**, also allows the planting of new crops (approximately 22.0 ha of arable land).

The farmhouse, which can be reached via 1 km of unpaved road in good condition, is located at an altitude of approximately 400 m a.s.l. and offers a splendid panoramic view of the valley.

Services are all available in the nearby village (11km; 13') and various towns in **Umbria** and **Tuscany** can be reached in a short time (Perugia, Passignano sul Trasimeno, Gubbio, Deruta, Todi, Cortona, Assisi...). Perugia airport can be reached in just 30 minutes by car, while the airports of Ancona and Florence are less than two hours away.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (280 sqm – 3,013 sqft, 2 bedrooms and 1 bathroom), which underwent partial renovation in 2010 (roof, fixtures and some interior finishes), is in good condition and only needs some finishing and modernization work. The structure is arranged on two floors:

- **Ground floor:** three rooms, used as an agricultural storage room, with an oven;
- **First floor:** loggia, living room, kitchen, large living room, two bedrooms (very large with a maximum capacity of 12 beds) and bathroom.

On the property there used to be an **agricultural outbuilding** (65 sqm – 699 sqft) that could be rebuilt and used as a tool and/or vehicle shed.

EXTERIOR

The farmhouse is accompanied by a **garden of 2,200 sqm**, totally to be restored but with great potential for development. The agricultural land includes a **small olive grove** (1.7 ha), large portions of arable land/grazing land (22.0 ha) and woodland (18.7 ha) that provide perfect spaces for walks and nature walks.



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI®
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE



ROMOLINI  CHRISTIE'S
IMMOBILIARE INTERNATIONAL REAL ESTATE











ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

FIND US ON
INSTAGRAM

VISIT OUR
YOUTUBE CHANNEL

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