

Ref. 2702 – **VILLA PRATALONGA**[www.romolini.co.uk/en/2702](http://www.romolini.co.uk/en/2702)

## COUNTRY HOUSE WITH POOL FOR SALE IN A PANORAMIC POSITION IN UMBRIA, PIETRALUNGA

**Pietralunga – Perugia – Umbria****Interiors**  
800 sqm**Bedrooms**  
12**Bathrooms**  
13**Total land**  
16.0 ha**Swimming pool**  
13 x 6 m

In a panoramic position in the hills of Umbria, not far from Pietralunga, restored 16<sup>th</sup>-century farmhouse with swimming pool for sale. The property (over 800 sqm) in total currently houses 8 bedrooms and three independent apartments, as well as a restaurant room and a large garden (over 2,800 sqm) for events. Agricultural land (about 16.0 ha) surrounds the property and consists mainly of meadows and fields.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2702 – VILLA PRATALONGA

**TYPE:** 16<sup>th</sup>-century farmhouse

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 800 square meters (8,608 square feet)

**TOTAL ROOMS:** 31

**BEDROOMS:** 12

**BATHROOMS:** 13

**ANNEXES:** guesthouse, studio apartment, technical room

**MAIN FEATURES:** stone and brick walls, terracotta flooring, wooden fixtures, vaulted ceilings, stone steps, wooden beams, original fireplace, pergola, garden, play area, swimming pool

**EXTERIORS:** 16.0 hectares (39.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 13 x 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG + firewood

**ENERGY CERTIFICATE:** **A3** (EP<sub>gl, nren</sub> = 51.93 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + solar panels

## CLOSEST CITIES AND TOWNS

Apecchio (14km; 25'), Pietralunga (15km; 20'), Cagli (18km; 20'), Gubbio (29km; 40'), Montone (32km; 40'), Umbertide (37km; 40'), Città di Castello (39km; 50'), Urbino (46km; 50'), San Giustino (55km; 1h), Tuoro sul Trasimeno (69km; 1h 15'), Perugia (70km; 1h 10'), Cortona (76km; 1h 25'), Arezzo (78km; 1h 25'), Assisi (85km; 1h 15'), Florence (154km; 2h 25'), Siena (159km; 2h 15')

## CLOSEST AIRPORTS

Perugia San Francesco (68km; 1h), Ancona R. Sanzio (106km; 1h 15'), Rimini F. Fellini (108km; 1h 20'), Bologna G. Marconi (229km; 2h 30'), Pisa G. Galilei (234km; 3h 10'), Roma Ciampino (247km; 3h), Roma Fiumicino (265km; 3h 10')

## VILLA PRATALONGA

In a panoramic position in the hills of **Umbria**, not far from **Pietralunga**, restored **16<sup>th</sup>-century farmhouse** with swimming pool for sale. The property (over 800 sqm) in total currently houses **8 bedrooms** and **three independent apartments**, as well as a **restaurant room** and a **large garden** (over 2,800 sqm) for events. Agricultural land (about 16.0 ha) surrounds the property and consists mainly of meadows and fields.

The nearest services are available in the towns of **Apecchio** and **Pietralunga** (about 20' drive) but many towns in **Umbria** and **Marche** can be reached in less than an hour (Gubbio, Montone, Umbertide, Città di Castello, Urbino, Perugia...).

## DESCRIPTION OF THE BUILDINGS

The **farmhouse** (600 sqm – 6,456 sqft, 8 bedrooms and 10 bathrooms) is a large building dating back to the mid-sixteenth century, finely restored in order to preserve the rustic style of the building while adding modern comforts. The property is laid over five levels:

- **Lower ground floor:** entrance hall, large dining/breakfast room with adjoining kitchen, private study, three service bathrooms and private chapel;
- **Upper ground floor:** storage room with independent access;
- **First floor:** living room, two bedrooms with en-suite bathroom and three bedrooms with shared bathroom;
- **Mezzanine floor:** bedroom with en-suite bathroom;
- **Second floor:** three bedrooms with en-suite bathroom (one with a loft that can be used as a walk-in closet) and large partially habitable attic.

The **guesthouse** (160 sqm – 1,722 sqft, 3 bedrooms and 2 bathrooms) is a three-story building that houses, in addition to a technical room and laundry, two apartments:

- **Apt. A** (45 sqm – 484 sqft): living room with kitchen, bedroom and bathroom;
- **Apt. B** (85 sqm – 915 sqft): living room, kitchen, two bedrooms and bathroom

In front of the farmhouse there is then a **studio apartment** (25 sqm – 269 sqft, 1 bedroom and 1 bathroom) and the **technical room** (15 sqm – 161 sqft) for the property facilities.

## EXTERIOR

The farmhouse is surrounded by a **well-kept garden of 2,800 sqm** that stretches on the northeastern side of the farmhouse: here there is a play area for children, the **13 x 6 m swimming pool** and a large yard that could be used for events.

The farmland consists mostly of arable land (9.4 ha) and pastures (2.8 ha), very suitable if one wanted to engage in cultivation. The remaining area (3.5 ha) is covered with trees.



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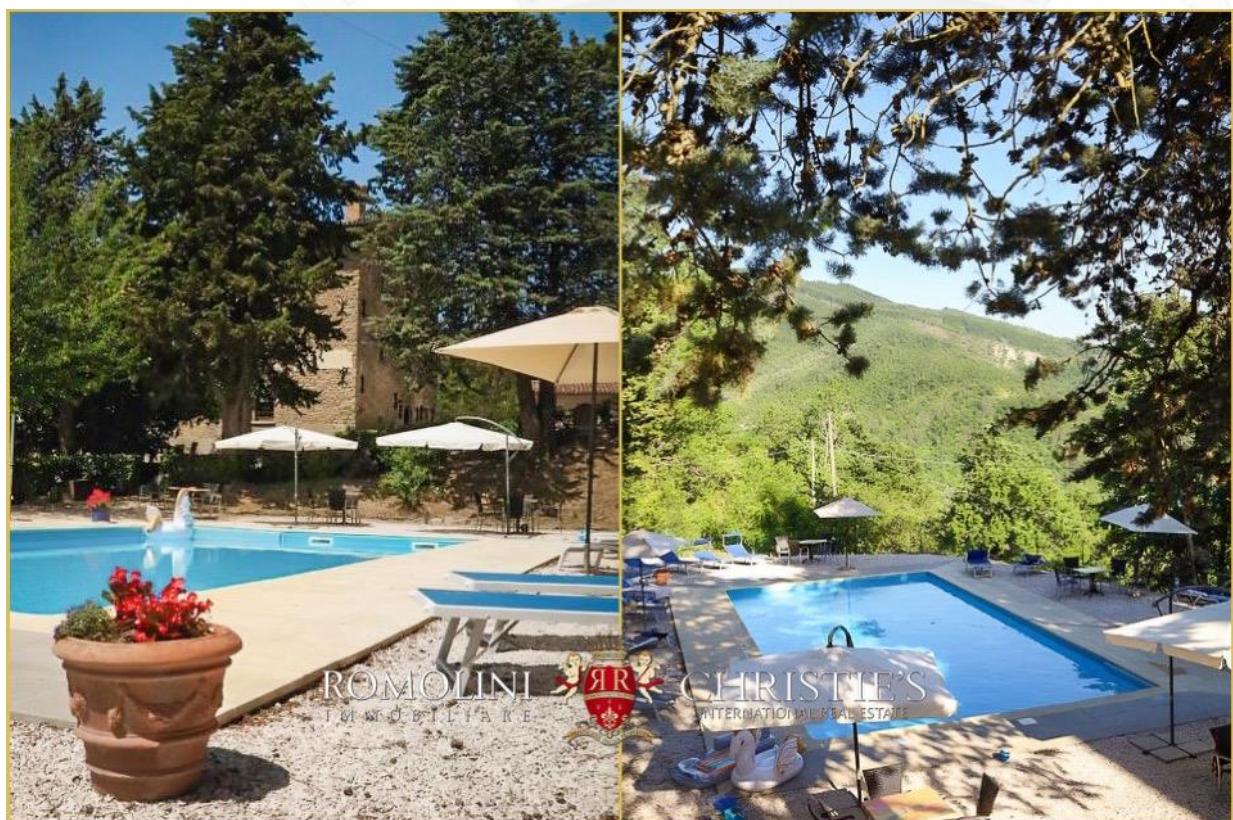


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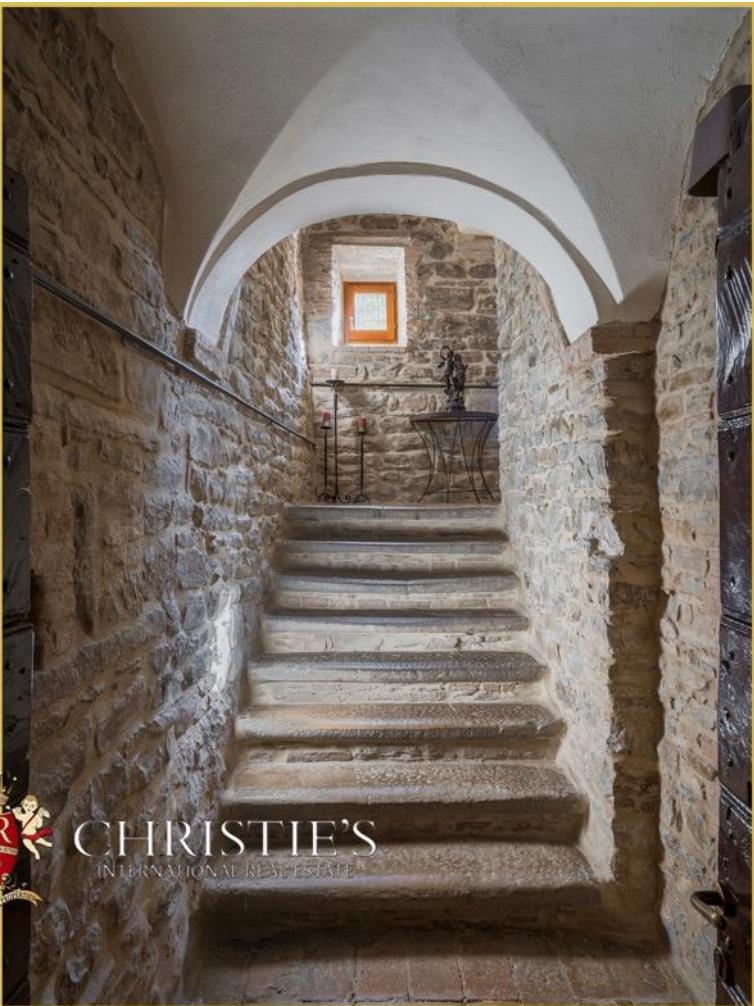




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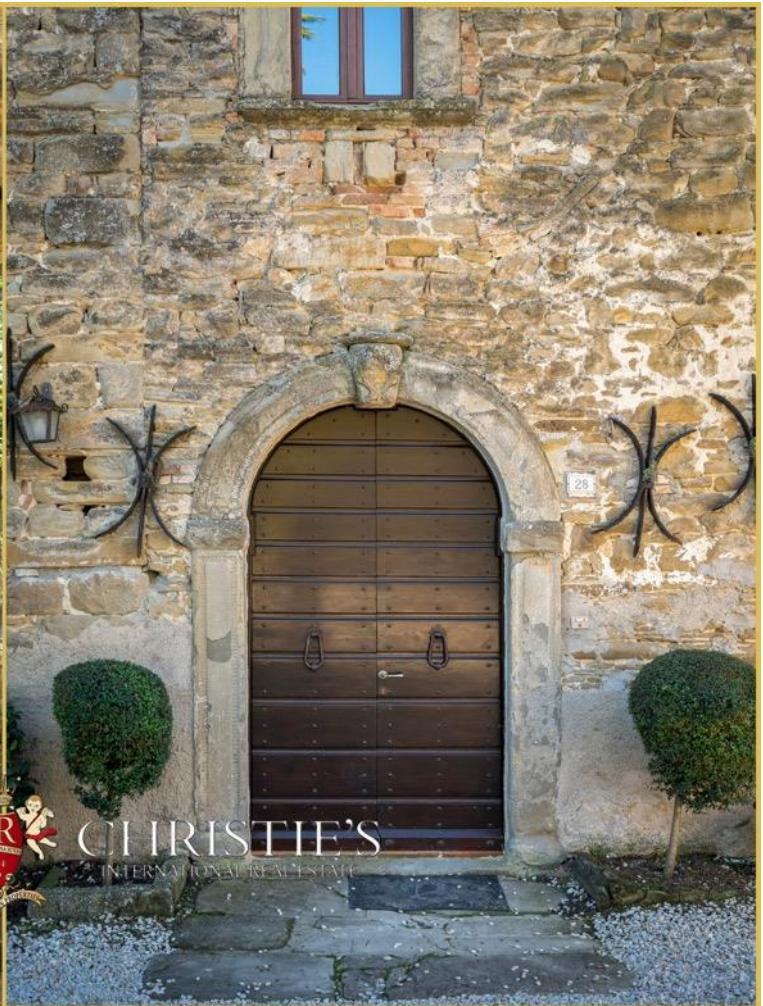




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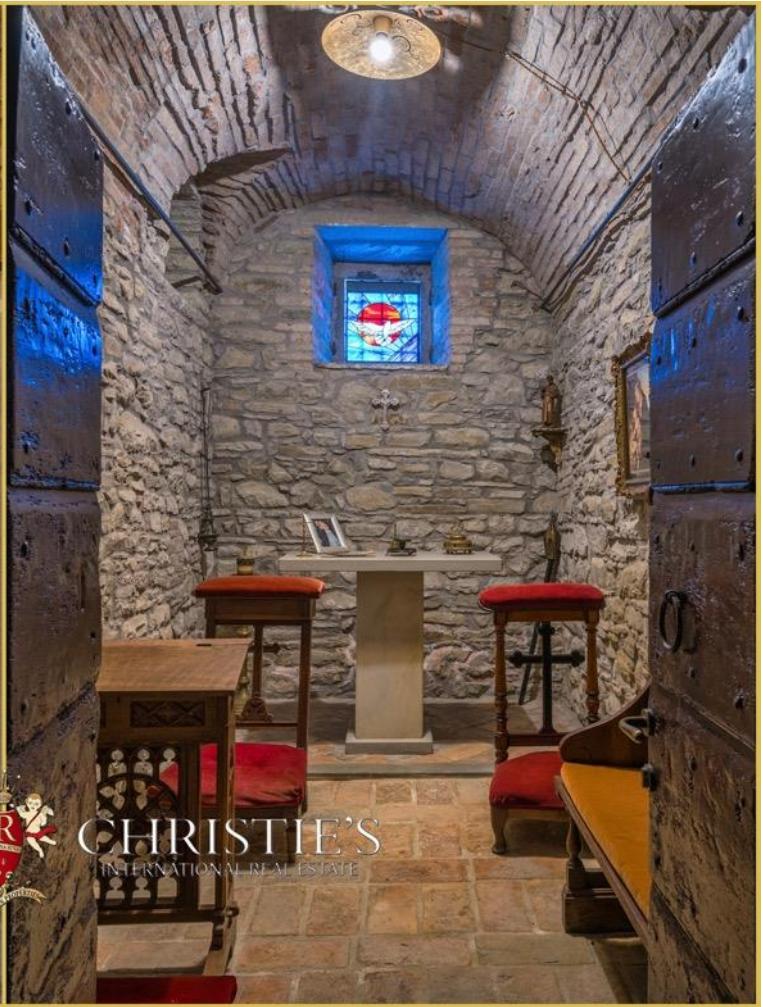
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