

## RESTORED VILLAS WITH PARK AND POOL FOR SALE IN CITERNA, BETWEEN TUSCANY-UMBRIA

Citerna – Perugia – Umbria



**Interiors**  
795 sqm

**Bedrooms**  
14 (up to 16)

**Bathrooms**  
15

**Park**  
1.0 ha

**Swimming pool**  
18 x 6 m | 16 x 6 m

On the border between Tuscany and Umbria, in an open and sunny position near Citerna, renovated villas with park for sale. The property consists of two large buildings (almost 800 sqm in total) that house as many as 15 guest bedrooms: the property is active in the tourist accommodation circuit. Outside, the 10,000-sqm park surrounding the buildings houses two swimming pools (one for each villa) and ample space for outdoor relaxation.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2715 – VILLE DONATELLI

**TYPE:** countryside villas, holiday home

**CONDITIONS:** restored

**LOCATION:** open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 795 square meters (8,553 square feet)

**TOTAL ROOMS:** 28

**BEDROOMS:** 14 (up to 16)

**BATHROOMS:** 15

**ANNEXES:** storage, technical rooms

**MAIN FEATURES:** stone walls, wooden beams, vaulted ceilings, terracotta and parquet flooring, paved loggia, fenced park, exclusive swimming pools, photovoltaic system, parking lot with shed

**EXTERIORS:** 1.0 hectare (2.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOLS:** 18 x 6 m | 16 x 6 m

**ELECTRICITY:** already connected + photovoltaic system (5.2 kW)

**WATER SUPPLY:** mains water + private wells (2) + Lake Montedoglio

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 119.82 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + heat pump

## CLOSEST CITIES AND TOWNS

Town with services (1km; 5'), Anghiari (5km; 10'), Citerna (5km; 10'), Sansepolcro (11km; 20'), Città di Castello (17km; 20'), Arezzo (29km; 30'), Umbertide (42km; 40'), Perugia (71km; 1h), Montepulciano (77km; 1h 10'), Assisi (88km; 1h 10'), Siena (95km; 1h 20'), Florence (107km; 1h 35'), Orvieto (133km; 1h 40')

## CLOSEST AIRPORTS

Perugia San Francesco (70km; 55'), Firenze A. Vespucci (123km; 1h 25'), Pisa G. Galilei (183km; 2h 10'), Bologna G. Marconi (186km; 2h 10'), Roma Ciampino (255km; 2h 40'), Roma Fiumicino (269km; 2h 45')

## VILLE DONATELLO

On the border between **Tuscany** and **Umbria**, in an open and sunny position near **Citerna**, **renovated villas** with park for sale. The property consists of two large buildings (almost 800 sqm in total) that house as many as 14 guest bedrooms: the property is active in the **tourist accommodation circuit**. Outside, the **10,000-sqm park** surrounding the buildings houses two swimming pools (one for each villa) and ample space for outdoor relaxation.

The location of the property is extremely convenient, in the countryside but very close to basic services, available both in the nearby town (1km) and in the renowned medieval town of **Anghiari** (5km; 10'). Being on the border between the regions, the property allows you to visit most of the art cities of central Italy in just over an hour (Citerna, Sansepolcro, Città di Castello, Arezzo, Perugia, Montepulciano, Assisi, Siena...)

## DESCRIPTION OF THE BUILDINGS

**Villa San Matteo** (347 sqm – 3,733 sqft, 5 bedrooms and 5 bathrooms) is a three-story building, divided cadastrally into three independent units that are, however, rented as a single dwelling by the owners.

- **Ground floor:** living room, dining room, kitchen, bedroom, bathroom and large storage room (potentially usable as an additional bedroom with bathroom);
- **First floor:** entrance hall, large living room (ready for a kitchen) and three bedrooms with en-suite bathroom;
- **Second floor:** bedroom with en-suite bathroom and attic room with bathroom (usable as an additional bedroom).

**Villa San Giorgio** (394 sqm – 4,239 sqft, 9 bedrooms and 10 bathrooms) is a large building, also on three floors, which is currently used as one dwelling but could easily be divided into independent units to be rented separately due to the presence of external stairs that provide access to each floor.

- **Ground floor:** large living room, living room with fireplace, professional kitchen, service bathroom and two bedrooms with en-suite bathrooms;
- **First floor:** large living room (ready for a kitchen) and four bedrooms with en-suite bathroom;
- **Second floor:** living room (ready for a kitchen), and three bedrooms with en-suite bathroom.

An **outbuilding** (54 sqm – 581 sqft), located not far from the two villas, houses the laundry and two technical rooms.

## EXTERIOR

The villas are set in a lush, tree-dotted **park of 10,000 square meters**, fully fenced and well-maintained. Each villa can count on an exclusive **private pool (18 x 6 m** with Roman staircase and **16 x 6 m** with children's corner and whirlpool, respectively), located a few steps from the building and surrounded by a stone solarium and divided from each other by a hedge that ensures privacy to each pool in case two different groups of guests are hosted.

On the north side of the property is a **gravel parking area** for guest use that also includes a shade canopy, which is very convenient especially in summer. Right next to the parking is a convenient shed to shelter tools for the park.



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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)