

Ref. 2728 – CASALE BERNARDONE

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## PANORAMIC FARMHOUSE FOR SALE IN CITTÀ DI CASTELLO, UMBRIA – ST. FRANCIS' WAY

Città di Castello – Perugia – Umbria



**Interiors**  
814 sqm

**Bedrooms**  
11

**Bathrooms**  
11

**Swimming pool**  
14 x 7 m

**Total land**  
6.5 ha

**Vineyards**  
9,800 sqm

**Olive grove**  
4,500 sqm

In a hilly position on the border between Tuscany and Umbria, not far from Città di Castello and along St. Francis' Way, small estate with Agriturismo for sale. The property, which retains its rustic appearance, has been renovated in recent years and currently houses 11 bedrooms (some of them aimed at pilgrims), as well as a beautiful panoramic swimming pool in the garden. The farmland (6.5 ha) includes a small olive grove and a vineyard.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2728 – CASALE BERNARDONE

**TYPE:** Agriturismo, estate

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (1 km)

**INTERIORS:** 814 square meters (8,758 square feet)

**TOTAL ROOMS:** 18

**BEDROOMS:** 11

**BATHROOMS:** 11

**ANNEXES:** guesthouse, shed

**MAIN FEATURES:** stone and brick walls, terracotta and stone flooring, original staircases, wooden beams, original fireplaces, garden, swimming pool, olive trees, vineyards

**EXTERIOR:** 6.5 hectares (16.0 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 14 x 7 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 180.54 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Closest services (6km; 10'), Città di Castello (11km; 15'), Monterchi (12km; 15'), Monte Santa Maria Tiberina (15km; 30'), Sansepolcro (20km; 25'), Umbertide (33km; 30'), Arezzo (39km; 45'), Castiglion Fiorentino (40km; 45'), Cortona (54km; 1h), Perugia (62km; 50'), Passignano sul Trasimeno (72km; 1h), Montepulciano (85km; 1h 20'), Siena (105km; 1h 30'), Florence (119km; 1h 45')

## CLOSEST AIRPORTS

Perugia San Francesco (61km; 50'), Firenze A. Vespucci (131km; 1h 40'), Pisa G. Galilei (192km; 2h 20'), Bologna G. Marconi (195km; 2h 20'), Roma Ciampino (245km; 2h 55'), Roma Fiumicino (260km; 3h)

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## CASALE BERNARDONE

In a hilly position on the border between **Tuscany** and **Umbria**, not far from **Città di Castello** and along **St. Francis' Way**, **small estate** with **Agriturismo** for sale. The property, which retains its rustic appearance, has been renovated in recent years and currently houses **11 bedrooms** (some of them aimed at pilgrims), as well as a beautiful panoramic **swimming pool** in the garden. The farmland (6.5 ha) includes a small **olive grove** and a **vineyard**.

The property is reached by a short dirt road in excellent condition (about 1 km), and services are available in the nearby village (6km; 10'). Città di Castello, where all other services (including the hospital) are available, is about 15' drive from the property, and from here one can also take the **E45 motorway** that provides a quick connection to Rome and Emilia Romagna. The location on the border between Tuscany and Umbria also makes it easy to visit most of the art cities of the two regions (Sansepolcro, Anghiari, Cortona, Perugia, Montepulciano, Siena...).

## DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (582 sqm – 6,262 sqft, 8 bedrooms and 9 bathrooms) is a rustic building on three floors, renovated keeping much of the original finishes intact, such as the large wood-burning oven and the walls/floors of the ground floor that still recall the original use as stables for animals.

- **Ground floor:** entrance hall, large triple lounge/restaurant, living room with bar/reception area, professional kitchen and two guest bathrooms;
- **First floor:** central hallway, five bedrooms with en-suite bathrooms;
- **Second floor:** attic rooms for receiving pilgrims with kitchen and two bathrooms.

The **guesthouse** (192 sqm – 2,066 sqft, 3 bedrooms and 2 bathrooms), located just in front of the farmhouse, is the result of the renovation of an old barn and consists of living room with kitchen, three bedrooms and two bathrooms. In the basement, on the other hand, there are two rooms used as a cellar/storage.

The property is completed by a **shed** (40 sqm – 430 sqft) to be renovated but very convenient as a shelter for tools and agricultural equipment.

## EXTERIOR

The farmhouse is surrounded by **5,700 sqm of well-kept garden**, decorated with hedges and colorful flower beds. A few steps from the farmhouse is the **14 x 7 m swimming pool** with rounded contours, surrounded by a large terracotta solarium and equipped with changing rooms and service bathrooms.

The agricultural land (about 5.9 ha) consists largely of arable land (4.5 ha) where horses currently graze, but it could easily be used to plant new crops. The property also has an **olive grove** (4,500 sqm) and a **vineyard** (9,800 sqm), which, however, is in need of recovery and replanting.



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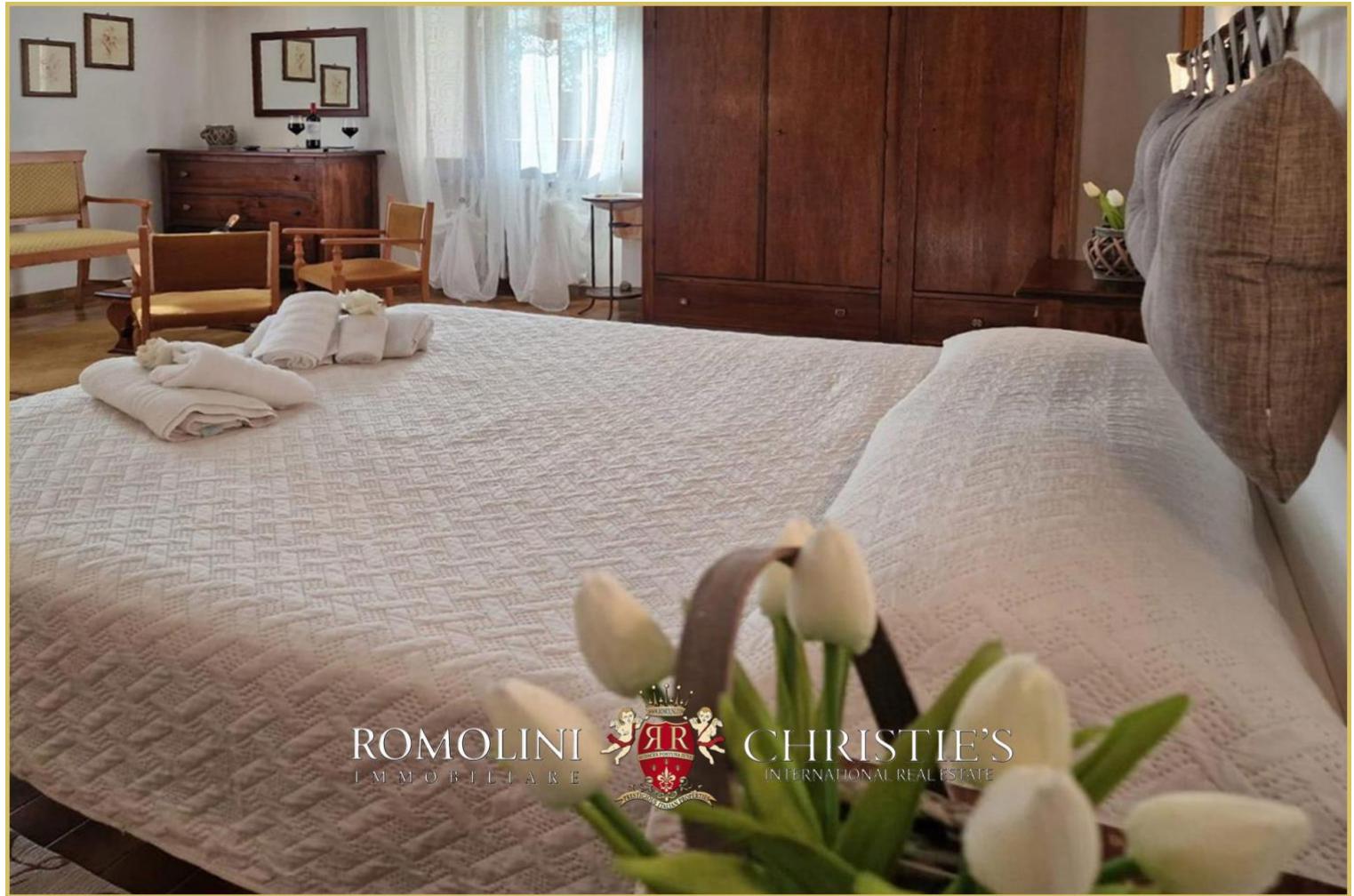
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