

Ref. 2731 – **CASALE DELLA LUNA**www.romolini.co.uk/en/2731

FARMHOUSE WITH PANORAMIC VIEWS FOR SALE IN MONTE SANTA MARIA TIBERINA, UMBRIA

Monte Santa Maria Tiberina – Perugia – Umbria**Interiors**
700 sqm**Bedrooms**
4 (up to 10)**Bathrooms**
2 (up to 6)**Total land**
2.2 ha

Located in a dominant position just outside the medieval town of Monte Santa Maria Tiberina, rustic farmhouse with panoramic views for sale. The property (about 700 sq m in total) has been partially renovated and converted into a holiday home but the large size of the buildings offers great potential for development in this sense (up to 10 bedrooms). About 2.2 ha of land complete the property.

SUMMARY OF THE PROPERTY

REFERENCE #: 2731 – CASALE DELLA LUNA

TYPE: rustic country house

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (800 m)

INTERIORS: 700 square meters (7,531 square feet)

TOTAL ROOMS: 20

BEDROOMS: 4 (up to 10)

BATHROOMS: 2 (up to 6)

ANNEXES: agricultural outbuildings

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, vaulted ceilings, loggia, original fireplaces, small dam for irrigation, garden

EXTERIOR: 2.2 hectares (5.4 acres)

GARDEN: yes, well maintained

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 333.14 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Monte Santa Maria Tiberina (2km; 5'), Città di Castello (11km; 20'), Umbertide (25km; 30'), Anghiari (40km; 50'), Cortona (48km; 1h 10'), Gubbio (55km; 55'), Perugia (57km; 50'), Passignano sul Trasimeno (67km; 1h), Assisi (74km; 1h), Siena (107km; 1h 40'), Florence (122km; 1h 50')

CLOSEST AIRPORTS

Perugia San Francesco (56km; 50'), Firenze A. Vespucci (134km; 1h 50'), Pisa G. Galilei (194km; 2h 30'), Bologna G. Marconi (203km; 2h 25'), Roma Ciampino (238km; 2h 50'), Roma Fiumicino (253km; 2h 55')

CASALE DELLA LUNA

Located in a dominant position just outside the medieval town of **Monte Santa Maria Tiberina**, **rustic farmhouse** with **panoramic views** for sale. The property (about 700 sq m in total) has been partially renovated and converted into a **holiday home** but the large size of the buildings offers great potential for development in this sense (up to 10 bedrooms). About **2.2 ha of land** complete the property.

Surrounded by woods and olive groves, the property enjoys **absolute privacy** while being easily accessible thanks to a well-maintained unpaved road (about 800 m) that departs from the provincial road and leads to the natural terracing where the farmhouse and its outbuildings are located.

Thanks to its strategic location, panoramic and well connected with the main historic centers of **Umbria** and **Tuscany** (most of which can be reached in less than an hour's drive), the property is perfectly suited as a vacation home, providing privacy and independence to guests, or as a private home.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (560 sqm – 6,025 sqft) is divided into two sections, one of which is used as a farmhouse and the other to be restored. The **renovated part** (about 140 sqm – 1,506 sqft) is structured on two levels: on the ground floor there is a large living room with open-space kitchen and fireplace, living room, bedroom and bathroom; on the first floor one can find a beautiful loggia that leads to three bedrooms and a bathroom (with predisposition for the creation of an independent apartment). The renovation has preserved the original finishes on the lower floor, while the upper level is embellished with modern finishes that blend well with the historical context.

The **portion to be renovated** (420 sqm – 4,519 sqft), on the other hand, is structured on three levels and consists of a total of thirteen rooms (including the old stables on the ground floor) that provide great flexibility in the renovation, with potential to further expand the accommodation business. Despite having external masonry and roofing in good condition, this section needs renovation work that will be able to further enhance the interior spaces and preserve the typical elements of the farmhouse, such as the old terracotta floors, wood-beamed ceilings and original fireplaces.

An **agricultural warehouse** (50 sqm – 538 sqft), a **shed for cars and/or farm vehicles** (70 sqm – 753 sqft) and the old **drying barn** (20 sqm – 215 sqft) complete the property.

EXTERIOR

The property includes about **2.2 hectares (5.4 acres) of land**, with the possibility of purchasing additional hectares of forest, arable land, an additional hectare in production with Goia olive trees and, for those interested, also a large shed currently used as a tool shelter. Within the included land there is a well and a small dam, valuable resources for the management of the property.



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