

Ref. 2753 – **CASALE CORCIANO**

www.romolini.com/en/2753

RENOVATED COUNTRY HOUSE WITH POOL FOR SALE IN CORCIANO, UMBRIA

Corciano – Perugia – Umbria



Interiors
380 sqm

Bedrooms
4 (up to 5)

Bathrooms
2

Total land
4,640 sqm

Swimming pool
14 × 7 m

On the hills of Umbria, in a panoramic position between Perugia and Lake Trasimeno, farmhouse with swimming pool for sale. The property has been completely renovated and is in excellent condition, with 4 cozy bedrooms and a large living room. Outside 4,640 sqm of fenced garden host the 14 × 7 m swimming pool, a small wellness area and a veranda with summer kitchen.

SUMMARY OF THE PROPERTY

REFERENCE #: 2753 – CASALE CORCIANO

TYPE: rustic farmhouse

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1.2 km)

INTERIORS: 380 square meters (4,089 square feet)

TOTAL ROOMS: 12

BEDROOMS: 4 (up to 5)

BATHROOMS: 2

ANNEXES: veranda, wellness area

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, brick arches, fireplace, summer kitchen, swimming pool, fenced garden

EXTERIOR: 4,640 square meters (1.1 acres)

GARDEN: yes, well maintained and fenced

SWIMMING POOL: 14 × 7 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 255.32 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

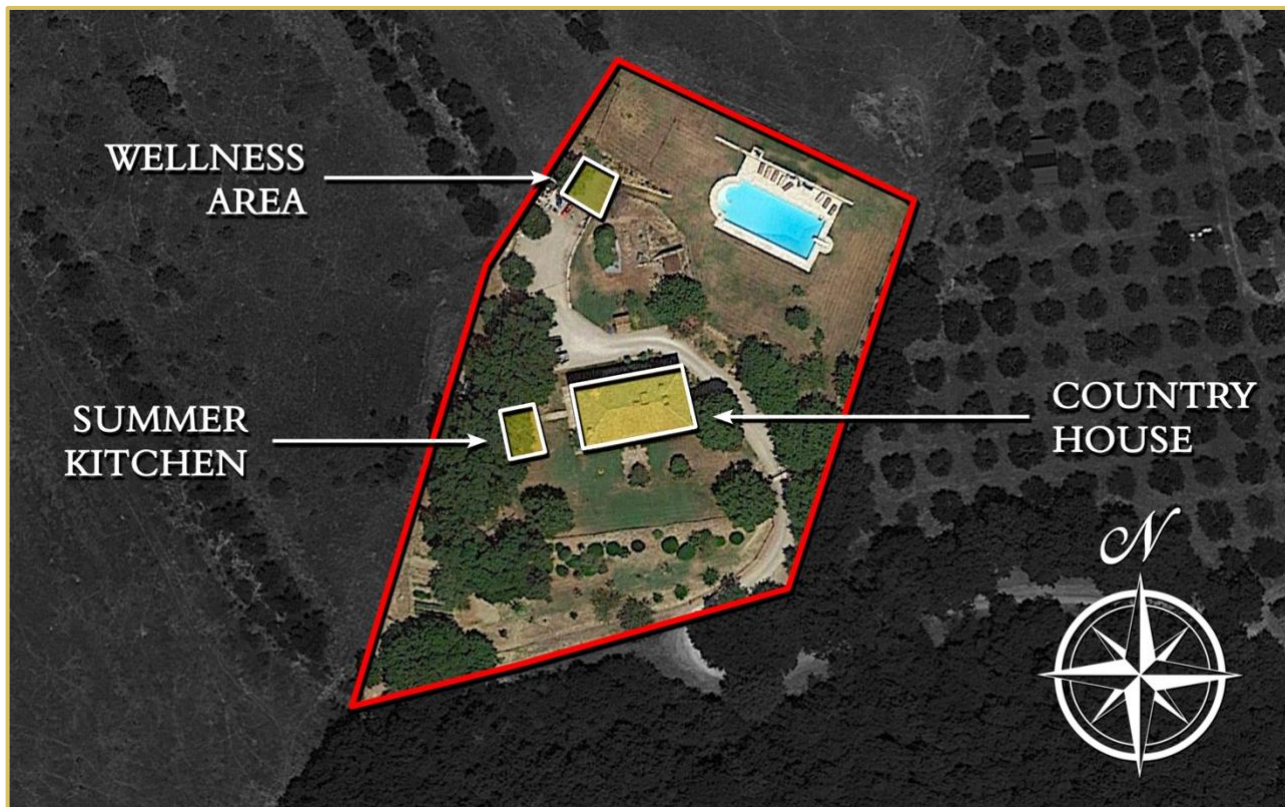
Closest services (3km; 5'), Passignano sul Trasimeno (15km; 15'), Tuoro sul Trasimeno (20km; 20'), Perugia (21km; 25'), Umbertide (30km; 35'), Cortona (36km; 35'), Assisi (44km; 40'), Montepulciano (51km; 50'), Città di Castello (55km; 50'), Todi (61km; 50'), Pienza (67km; 1h 5'), Orvieto (80km; 1h 20'), Siena (95km; 1h 10'), Florence (135km; 1h 40'), Rome (189km; 2h 25')

CLOSEST AIRPORTS

Perugia San Francesco (30km; 30'), Ancona R. Sanzio (133km; 1h 35'), Firenze A. Vespucci (156km; 1h 45'), Rimini F. Fellini (169km; 2h 20'), Roma Ciampino (202km; 2h 15'), Roma Fiumicino (215km; 2h 20'), Pisa G. Galilei (216km; 2h 25'), Bologna G. Marconi (237km; 2h 30')

CASALE CORCIANO

On the hills of **Umbria**, in a panoramic position between **Perugia** and **Lake Trasimeno**, **farmhouse** with **swimming pool** for sale. The property has been completely renovated and is in excellent condition, with 4 cozy bedrooms and a large living room. Outside **4,640 sqm of fenced garden** host the **14 × 7 m swimming pool**, a **wellness area** and a veranda with summer kitchen.



The house can be reached via a short stretch of unpaved road in good condition (about 1.2 km) that leads down the hill directly to a small center with all basic services (5' drive). However, the historic center of Perugia is less than half an hour's drive away, and the proximity to the **E45 freeway** makes it possible to reach Rome in about two hours.

DESCRIPTION OF THE PROPERTY

The **farmhouse** (380 sqm – 4,089 sqft, 4 bedrooms and 2 bathrooms) is a rustic stone building on three levels that has been completely renovated. The ground floor houses the living area, consisting of a large living room that stretches the entire length of the building as well as an eat-in kitchen, service bathroom and entrance hall. From the outside, a door leads to the technical room for the house's systems.

Going up to the second floor leads to a second central living room from which there is then access to four bedrooms (two with a loft), private study and bathroom. From one of the rooms a staircase leads to the attic, which is not habitable but very suitable as a storage room/storage room.

Next to the farmhouse is a **veranda**, made entirely of wood and glass, with a summer kitchen, ideal for outdoor dining. Towards the pool a **wellness area** with sauna has been built.

The property is accompanied by a beautiful **4,640-sqm garden** that stretches all around the farmhouse and rises slightly to lead to the **14 × 7-m swimming pool** with its stone sunbathing area. The grounds are fully fenced and enclosed by an electric gate.













































ROMOLINI
I M M O B I L I A R E

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