

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 x 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 x 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 x 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 x 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 x 7-m swimming pool** with its stone sunbathing area. The grounds are fully fenced and enclosed by an electric gate.



ROMOLINI
FAMMO E FILARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
FAMMO E FILARE
CHRISTIE'S
INTERNATIONAL REAL ESTATE







ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



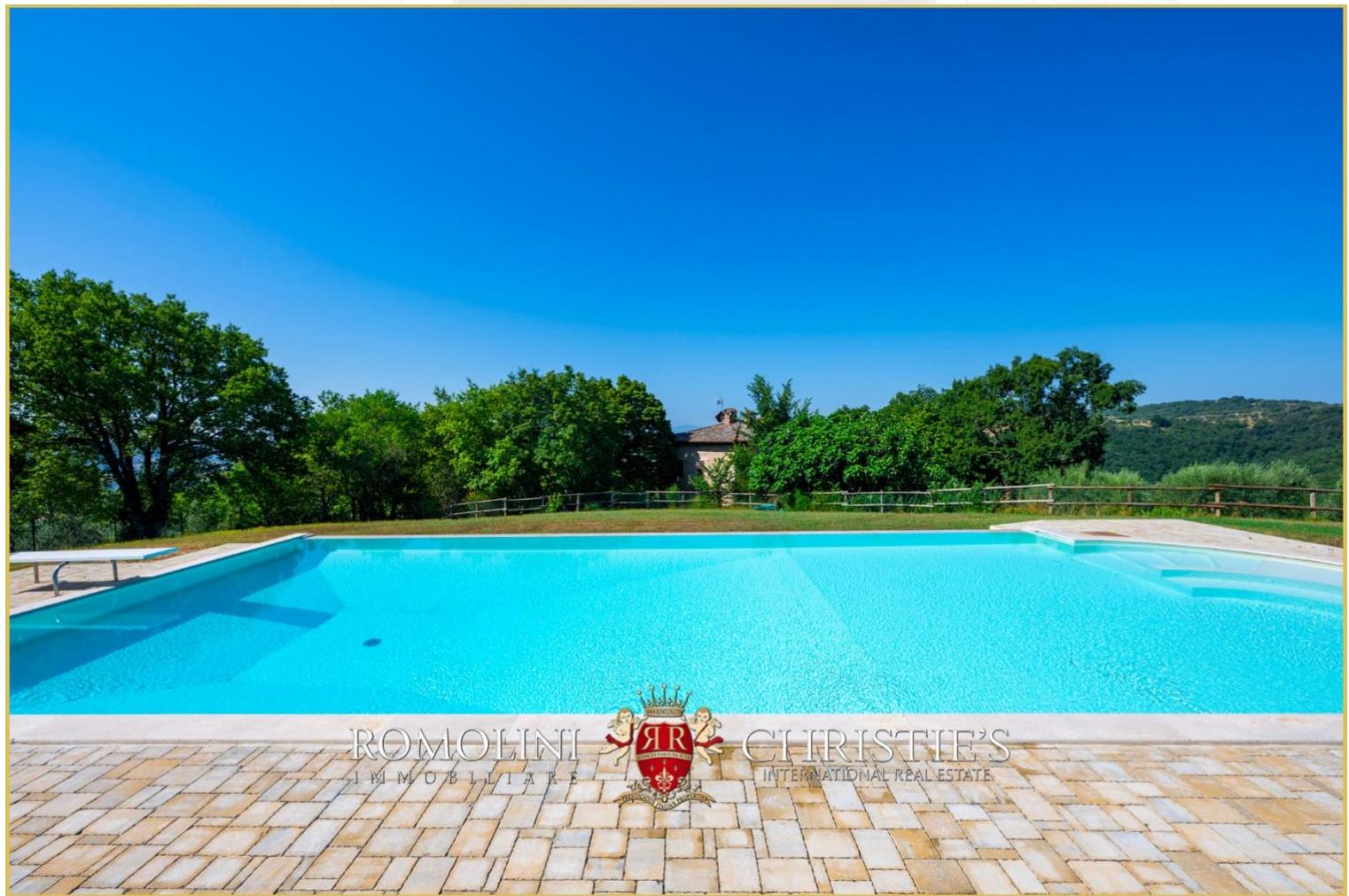
CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
ESTATE & GOLF AGENCIES



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
ESTATE & GOLF AGENCIES



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE





ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE









ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE



CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROMOLINI
IMMOBILIARE

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