

Ref. 2782 – **CASALE LA QUIETE**

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COUNTRY HOUSE WITH DEPENDANCE AND POOL FOR SALE IN UMBRIA, CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria



Interiors
360 sqm

Bedrooms
5

Bathrooms
4

Total land
1.2 ha

Swimming pool
10 x 5 m (heated)

In a dominant and very panoramic position in the municipality of Città di Castello, not far from the border between Umbria and Tuscany, rustic farmhouse with pool and guesthouse for sale. The sale price refers to the BARE OWNERSHIP: therefore, 20% of the actual value has been deducted (as per official tables) which makes the property very attractive as an investment. The property is perfect for those looking for a property in which to live permanently or to convert to income.

SUMMARY OF THE PROPERTY

REFERENCE #: 2782 – CASALE LA QUIETE

TYPE: rustic country house

CONDITION: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1.5 km)

INTERIORS: 360 square meters (3,874 square feet)

TOTAL ROOMS: 11

BEDROOMS: 5

BATHROOMS: 4

ANNEXES: guesthouse

MAIN FEATURES: stone and brick walls, wooden beams, vaulted ceilings, brick arches, terracotta and parquet flooring, veranda, photovoltaic system, vegetable garden, heated pool, olive trees

EXTERIOR: 1.2 hectares (3.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 10 × 5 m (heated)

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 348.15 kWh/m²year)

HEATING SYSTEM: radiators + air conditioning

CLOSEST CITIES AND TOWNS

Trestina (7km; 10'), Umbertide (17km; 20'), Monte Santa Maria Tiberina (18km; 25'), Città di Castello (24km; 25'), Cortona (31km; 40'), Tuoro sul Trasimeno (30km; 45'), Passignano sul Trasimeno (35km; 50'), Sansepolcro (37km; 35'), Gubbio (51km; 55'), Perugia (53km; 50'), Arezzo (60km; 1h), Assisi (70km; 1h)

CLOSEST AIRPORTS

Perugia San Francesco (53km; 45'), Firenze A. Vespucci (153km; 2h), Ancona R. Sanzio (155km; 1h 50'), Roma Ciampino (234km; 2h 40'), Roma Fiumicino (248km; 2h 50'), Pisa G. Galilei (214km; 2h 45')

CASALE LA QUIETE

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The road leading to the property is unpaved (about 1.7 km) but well-maintained and easy to travel. Basic services are available in the nearby town (10' drive) while for everything else you just need to reach the towns of **Città di Castello** and **Umbertide** (about 20' drive).

DESCRIPTION OF THE PROPERTY

The **farmhouse** (255 sqm – 2,744 sqft, 3 bedrooms and 3 bathrooms) is a lovely stone building, renovated preserving its rustic and typical style of the area. The house is currently divided into two apartments, one on each floor, plus a laundry room and cellar on the ground floor.

- **Ground floor:** living room, kitchen, bedroom, bathroom and solar greenhouse;
- **First floor:** living room with loggia, kitchen, two bedrooms and two bathrooms.

The **guesthouse** (105 sqm – 1,130 sqft, 2 bedrooms and 1 bathroom), on the other hand, was converted from the old barn into a two-story accommodation. On the lower level there is an eat-in kitchen with an outdoor porch (as well as a convenient cellar/storage), while on the upper level are two bedrooms and a bathroom.

The **12,000-sqm garden** surrounding the buildings is fully fenced and enriched with olive trees, mature native and decorative trees and bushes. There is also a wide range of fruit trees in addition to a small area of garden supplemented with three polytunnels for the organic growing of vegetables.

In a panoramic position at the highest part of the property is the **10 × 5 m swimming pool** (heated by solar panels and equipped with a circular hydromassage area) that enjoys incredible views of the surrounding nature.





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