

Ref. 2793 – **VILLA DEI CAPPUCINI**[www.romolini.com/en/2793](http://www.romolini.com/en/2793)

## **VILLA WITH POOL AND OLIVE GROVE FOR SALE JUST TWO STEPS FROM CITERNA, UMBRIA**

**Citerna – Perugia – Umbria****Interiors**  
669 sqm**Bedrooms**  
8**Bathrooms**  
6**Swimming pool**  
14 × 7 m**Total land**  
18.0 ha**Olive grove**  
130 trees

Not far from the medieval towns of Citerna and Monterchi, in a reserved and very tranquil location surrounded by woods, villa with outbuildings for sale. The property consists of several buildings (over 660 sqm in total) in good condition housing 8 bedrooms divided into three independent units. The 18.0-ha plot includes the garden with a 14 × 7 m swimming pool and 130 olive trees.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2793 – VILLA DEI CAPPUCINI

**TYPE:** villa

**CONDITION:** habitable

**LOCATION:** open and sunny

**ACCESS:** unpaved road (450 m)

**INTERIORS:** 669 square meters (7,198 square feet)

**TOTAL ROOMS:** 26

**BEDROOMS:** 8

**BATHROOMS:** 6

**ANNEXES:** several agricultural buildings

**MAIN FEATURES:** terracotta and *graniglia* floors, wooden beams, fireplace, agricultural outbuildings, swimming pool, commemorative Garibaldi statue, garden, olive grove

**TOTAL LAND:** 18.0 hectares (44.5 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 14 x 7 m

**ELECTRICITY:** already connected + photovoltaic system (18 kW)

**WATER SUPPLY:** private well

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 144.60 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators

## CLOSEST CITIES AND TOWNS

Citerna (1km; 5'), Monterchi (4km; 5'), Anghiari (8km; 10'), Sansepolcro (13km; 15'), Città di Castello (14km; 20'), Monte Santa Maria Tiberina (17km; 30'), Arezzo (28km; 30'), Umbertide (36km; 30'), Cortona (43km; 55'), Perugia (65km; 55'), Siena (94km; 1h 20'), Florence (109km; 1h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (64km; 50'), Firenze A. Vespucci (121km; 1h 25'), Pisa G. Galilei (182km; 2h), Bologna G. Marconi (190km; 2h 10'), Roma Ciampino (253km; 2h 40'), Roma Fiumicino (268km; 2h 40')

## VILLA DEI CAPPUCCHINI

Not far from the medieval towns of **Citerna** and **Monterchi**, in a reserved and very tranquil location surrounded by woods, **villa with outbuildings** for sale. The property consists of several buildings (over 660 sqm in total) in good condition housing 8 bedrooms divided into three independent units. The **18.0-ha plot** includes the garden with a **14 × 7 m swimming pool** and **130 olive trees**.

The property is conveniently reached via a short dirt road in excellent condition (450 m), and basic services are available in the nearby village of Monterchi (4km; 5'). In the historic center of Citerna there are excellent typical restaurants. The location on the border between **Tuscany** and **Umbria** makes it possible to reach many of the best-known art cities of the two regions in less than an hour.

## DESCRIPTION OF THE BUILDINGS

The **villa** (260 sqm – 2,798 sqft, 4 bedrooms and 3 bathrooms), in excellent structural condition, spans three floors:

- **Ground floor:** entry, large living room, dining room, kitchen with pantry and bathroom;
- **First floor:** master bedroom with en-suite bathroom, private office space, three bedrooms and bathroom;
- **Second floor:** partially practicable attics.

The **dependance** (248 sqm – 2,668 sqft, 4 bedrooms and 2 bathrooms) is a building on three staggered floors, all accessible directly from the outside. Two independent apartments have been created in one wing, while the rest of the building is occupied by cellars and storages.

- **App. N°1** (52 sqm – 559 sqft): eat-in kitchen, two bedrooms and bathroom;
- **App. N°2** (48 sqm – 516 sqft): habitable kitchen, two bedrooms and bathroom.

Not far from the house is the **14 × 7 m swimming pool** with stone solarium and **pool house** (24 sqm – 258 sqft, 1 bathroom) equipped with changing rooms and showers.

Completing the property are the old **chicken coop** (29 sqm – 312 sqft), a **tool shed** (8 sqm – 86 sqft), a **firewood shelter** (16 sqm – 172 sqft) and a spacious **agricultural storehouse** (84 sqm – 904 sqft).

## EXTERIOR

The villa is located in the middle of a plot of land of about **18.0 hectares (44.5 acres)**, set in a hilly position and covered almost entirely by woods (16.9 ha) ensuring privacy and confidentiality. The **garden** (8,500 sqm) is in excellent condition and surrounds the buildings ensuring wide open spaces with shady plants for relaxing in summer. A statue commemorates the passage of con-general **Garibaldi** through the area in 1849.

At the entrance to the garden, along the access road, some **130 olive trees** have been planted to produce a small amount of oil for personal use.





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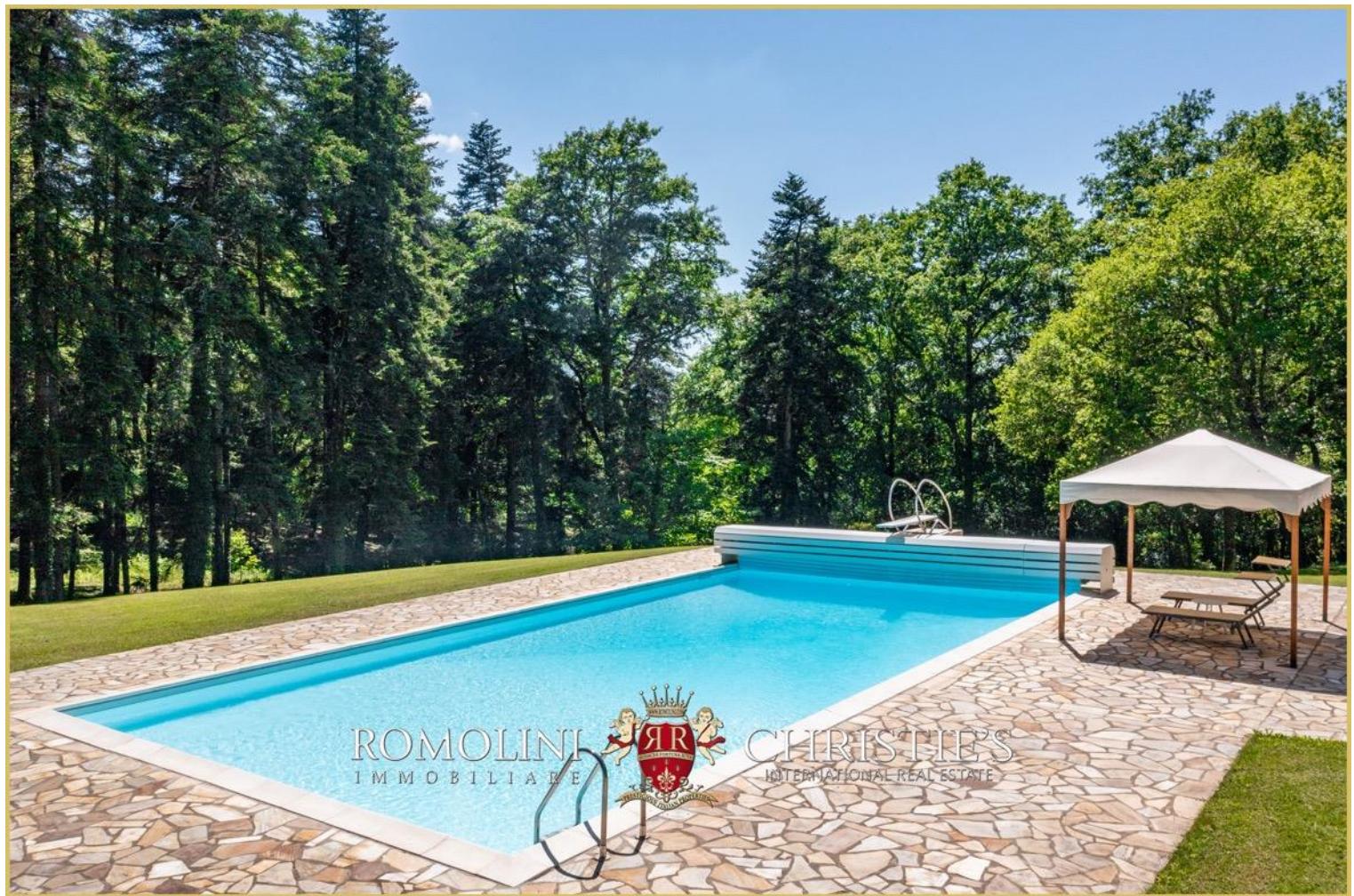


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