

Ref. 2795 – **CASALE MARCELLO**[www.romolini.com/en/2795](http://www.romolini.com/en/2795)

## ELEGANT FARMHOUSE WITH POOL, DEPENDANCE AND 11 HA OF LAND FOR SALE IN UMBRIA

**Perugia – Perugia – Umbria****Interiors**  
1,008 sqm**Bedrooms**  
7**Bathrooms**  
7**Total land**  
11.2 ha**Swimming pool**  
14 x 7 m

Nestled in the rolling hills of Umbria, a few minutes from Marsciano and Deruta, small estate of 11.2 ha with farmhouses for sale. The property, in good condition, is excellent both as a private home and as a receptive activity thanks to the presence of several buildings that enjoy good privacy. The 8,000-square-meter garden houses some olive trees and a 14 x 7 m swimming pool.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2795 – CASALE MARCELLO

**TYPE:** small estate

**CONDITIONS:** restored

**LOCATION:** hilly, open and sunny

**ACCESS:** excellent, paved road

**INTERIORS:** 1,008 square meters (10,846 square feet)

**TOTAL ROOMS:** 17

**BEDROOMS:** 7

**BATHROOMS:** 7

**ANNEXES:** several buildings

**MAIN FEATURES:** stone and brick walls, ceramic and parquet flooring, wooden beams, panoramic terraces, garage, garden, swimming pool, olive trees

**EXTERIOR:** 11.2 hectares (27.7 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 14 x 7 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 199.32 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + solar panels

## CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Deruta (9km; 10'), Marsciano (11km; 10'), San Venanzo (21km; 25'), Bevagna (22km; 25'), Montefalco (22km; 25'), Todi (24km; 25'), Perugia (27km; 30'), Assisi (44km; 40'), Orvieto (56km; 1h), Montepulciano (88km; 1h 15'), Siena (132km; 1h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (28km; 25'), Ancona R. Sanzio (132km; 1h 25'), Roma Ciampino (166km; 2h 15'), Roma Fiumicino (180km; 2h 10'), Firenze A. Vespucci (193km; 2h 10'), Pisa G. Galilei (253km; 2h 50'), Bologna G. Marconi (274km; 3h)

## CASALE MARCELLO

Nestled in the rolling hills of Umbria, a few minutes from **Marsciano** and **Deruta**, small **estate** of 11.2 ha with **farmhouses** for sale. The property, in good condition, is excellent both as a private home and as a receptive activity thanks to the presence of several buildings that enjoy good privacy. The 8,000-square-meter garden houses some olive trees and a **14 × 7 m swimming pool**.

Basic services are available in the nearby village (2km; 5'), potentially within walking distance, but the location of the property is very convenient and close also to larger centers such as Marsciano, Todi and Perugia where more advanced services are available.

## DESCRIPTION OF THE BUILDINGS

The **main farmhouse** (510 sqm – 5,488 sqft, 5 bedrooms and 5 bathrooms), completely made of stone, is on three levels connected by both stairs and a convenient elevator. Domestic hot water is provided by solar panels, but the farmhouse is also already connected to the municipal methane network for any eventuality.

- **Basement:** garage, technical room, cellar, laundry, service bathroom, various storage rooms and tool shed (as well as an aerated gully that isolates the building from the surrounding land);
- **Ground floor:** large living room with fireplace, eat-in kitchen with exit to the porch and pantry, three bedrooms and three bathrooms;
- **First floor:** living room with panoramic terrace, kitchen, two bedrooms, attic (convertible to bedroom), private study with terrace and bathroom.

Outside the building, under the porch, there is a beautiful barbecue area, equipped with a large hearth, a wood-burning oven and a stone sink, ideal for enjoying convivial moments outdoors during the warm season.

The building is surrounded by an exclusive **garden of 8,000 sqm** that houses, in addition to some olive trees, a beautiful **panoramic 14 × 7 m infinity pool**, lined with mosaic and equipped with an automatic cover. From the pool there is a breathtaking view of the Umbrian hills, making it the perfect place to relax during hot summer days.

The **guesthouse** (233 sqm – 2,507 sqft, 2 bedrooms and 2 bathrooms) is located about one hundred meters from the main building going down towards the valley and enjoys total privacy. The building is on two levels and has a large panoramic terrace (60 sqm).

- **Ground floor:** living room with fireplace, eat-in kitchen, laundry, service bathroom and technical room;
- **First floor:** living room/study, two bedrooms and bathroom.

A few meters from the building there is a **convenient garage** (53 sqm – 570 sqft), while all around the structure there is a convenient gravel yard that can accommodate other cars if necessary.

In the lower part of the property is a **large tool shed** (212 sqm – 2,281 sqft) with a **12.5-kW photovoltaic system** that provides for a good part of the property's needs.

## EXTERIOR

The property stretches in its entirety for about **11.2 hectares (27.7 acres)**. The land (excluding the garden of the farmhouse) is divided between forest and meadows, creating a varied and harmonious landscape but perfectly in line with the Umbrian countryside.



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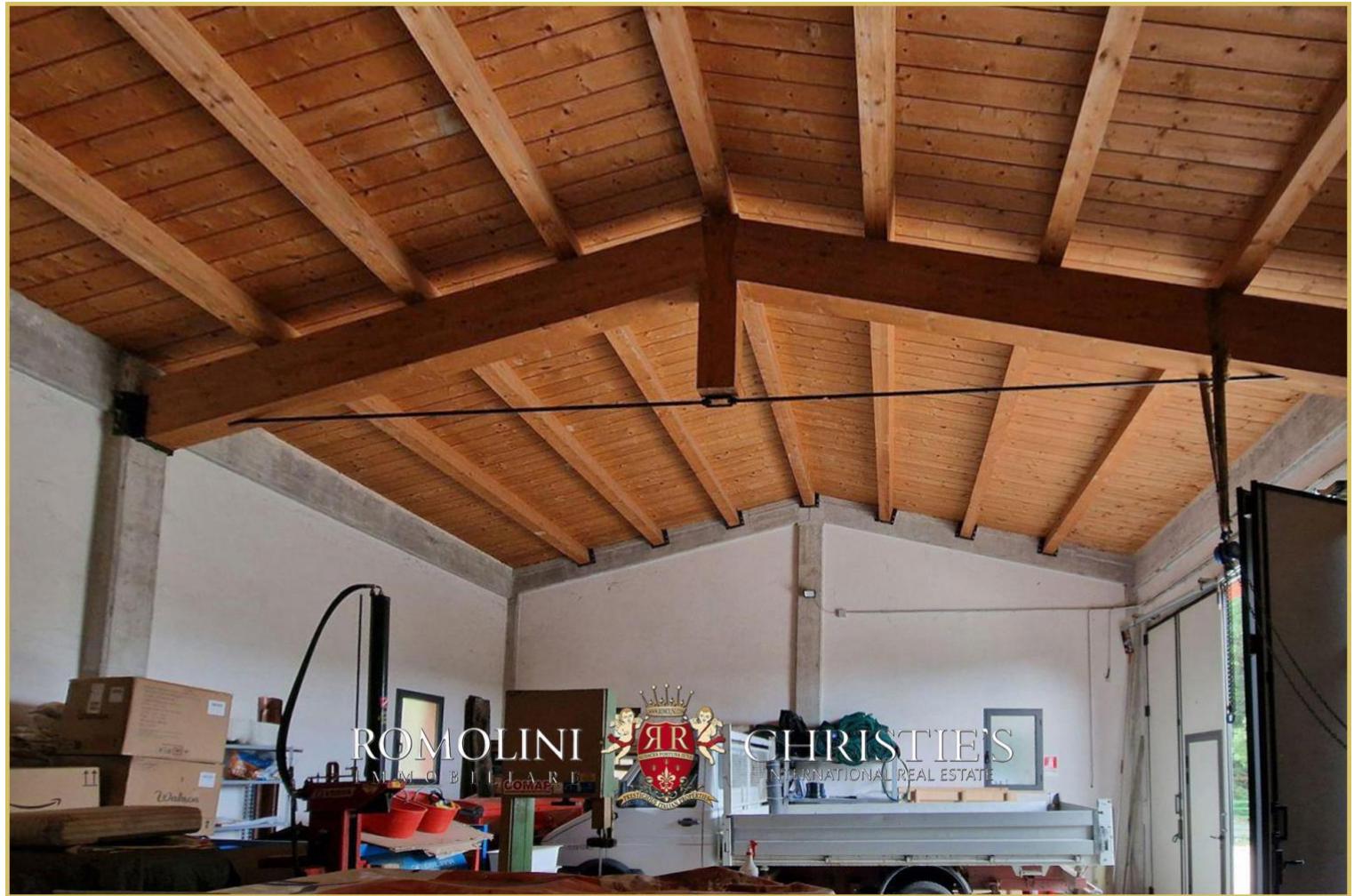


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