

Ref. 2810 – **VILLA CONCHIGLIA**

www.romolini.com/en/2810

VILLA WITH DEPENDANCE, SWIMMING POOL AND OLIVE GROVE FOR SALE IN CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria



Interiors
198 sqm

Bedrooms
2 (up to 3)

Bathrooms
3 (up to 4)

Swimming pool
14 × 6 m

Total land
X.X ha

Olive grove
~ 200 trees

On the hills south of Città di Castello, in a reserved residential context surrounded by greenery, this property consists of a cozy villa, an independent dependance, a swimming pool with service area and a landscaped garden with olive grove. Outside, a 3,300-sqm garden, completely fenced and irrigated, accommodates a 14 × 6 m saltwater swimming pool, facing south and surrounded by a panoramic solarium.

SUMMARY OF THE PROPERTY

REFERENCE #: 2810 – VILLA CONCHIGLIA

TYPE: villa

CONDITIONS: restored

LOCATION: hilly

ACCESS: excellent

INTERIORS: 198 square meters (2,130 square feet)

TOTAL ROOMS: 8

BEDROOMS: 2 (up to 3)

BATHROOMS: 3 (up to 4)

ANNEXES: dependance

MAIN FEATURES: terracotta floors, fireplace, photovoltaic system with battery, led lighting, aluminum fixtures with triple glazing, private garage, salt-purified swimming pool, well maintained garden, olive grove

EXTERIOR: 1.5 hectares (3.7 acres)

OLIVE GROVE: approx. 200 trees

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 6

ELECTRICITY: already connected + photovoltaic system (6 kW)

WATER SUPPLY: Artesian wells

TELEPHONE: already connected

ADSL: yes

GAS: pellet + natural gas + heat pump

HEATING SYSTEM: radiators + under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Città di Castello (3km; 5'), Monte Santa Maria Tiberina (7km; 15'), Sansepolcro (21km; 20'), Umbertide (26km; 30'), Anghiari (27km; 30'), Castiglion Fiorentino (44km; 50'), Chiusi della Verna (50km; 50'), Gubbio (53km; 55'), Perugia (55km; 50'), Cortona (56km; 1h 10'), Assisi (69km; 1h), Spello (74km; 1h), Montepulciano 89km; (1h 25'), Todi (95km; 1h 15'), Siena (109km; 1h 40'), Florence (118km; 1h 45'), Orvieto (128km; 1h 50'), Rome (222km; 2h 45')

CLOSEST AIRPORTS

Perugia San Francesco (54km; 50'), Firenze A. Vespucci (136km; 1h 45'), Grosseto C. Baccarini (177km; 2h 25'), Bologna G. Marconi (196km; 2h 20'), Pisa G. Galilei (197km; 2h 30'), Roma Ciampino (236km; 2h 40'), Roma Fiumicino (250km; 2h 45')

VILLA CONCHIGLIA

On the hills south of **Città di Castello**, in a reserved residential context surrounded by greenery, this property consists of a cozy **villa**, an independent dependance, a **swimming pool** with service area and a landscaped garden with olive grove.

The main house is developed entirely on a raised floor, with independent entry and direct access to the garden of exclusive property. Thanks to the distribution on a single level, each room of the house enjoys a direct connection with the outside, offering an extraordinary livability of the garden, fully usable in every season. The property is distinguished by the quality of the finishes and the rational internal distribution of the spaces, which are divided into a living area comprising an entrance with a living room equipped with a fireplace, an eat-in kitchen, a second living room also with a thermoventilated fireplace and a large bathroom with hi-tech shower. The sleeping area includes a double bedroom with en-suite bathroom and direct access to the garden. A valuable architectural element is the turret, located on the upper level, which houses a bright room with double windows overlooking the valley, ideal as an office space, additional room or relaxation area.

The outbuilding, with its own access and independent entrance, also opens up completely to the outside, favoring continuity between indoor and outdoor spaces, and contributing to the great usability of the entire garden. The building consists of a living area with rustic kitchen, bathroom/laundry room and outdoor convivial space equipped with an oven and barbecue. Next to the living area is a large garage (approx. 30 sqm) with *Silvelox* electric overhead door and an adjacent technical room. Given its autonomous structure and the presence of independent installations, the annex lends itself easily to being transformed into a second living unit.

The entire property has been recently renovated with prestigious materials, including terracotta and parquet floors, and features advanced technological solutions: triple-glazed aluminium window frames, motorized roller shutters, mosquito nets, a **6-kW photovoltaic system** with storage, a 10 kW generator, air conditioning in every room, outdoor LED lighting with twilight sensors and underfloor heating powered by a pellet thermo-fireplace.

EXTERIOR

Outside, a **3,300-sqm garden**, completely fenced and irrigated, accommodates a **14 × 6 m saltwater swimming pool**, facing south and surrounded by a panoramic solarium. The technical area below houses a changing room, bathroom and services to support the pool area, with a direct connection to the outdoor kitchen. The property is completed by **two Artesian wells** (depths of 65 and 50 m), a 4,500-litre cistern and a productive **olive grove** with approximately **200 adult trees**, spread over an area of 5,000 sqm, as well as 7,000 sqm of flat arable land, ideal for further landscaping or agricultural development.

A solution that combines elegance, privacy and contemporary comfort, in a strategic location that offers tranquility and at the same time proximity to the services of the urban center.































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

www.romolini.com

(+39) 0575 788 948

www.vineyardswineries.com

info@romolini.com