

Ref. 2858 – **CASALE SANTA CRISTINA**

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## LUXURY RESTORED COUNTRY HOUSE WITH POOL FOR SALE IN PERUGIA, UMBRIA

Perugia – Perugia – Umbria



**Interiors**  
400 m<sup>2</sup>

**Bedrooms**  
4

**Bathrooms**  
5

**Swimming pool**  
15 × 5 m

**Total land**  
9,753 m<sup>2</sup>

**Olive grove**  
100+ trees

**Olive oil**  
160 kg

On the hills of Umbria, not far from Umbertide and Perugia, beautifully renovated farmhouse for sale. The property is extremely panoramic, with views of the vineyards that dot the hillside, and enjoys a privileged location in terms of amenities. The nearest supermarket is less than a ten-minute drive away, and people are available in the nearby villages to maintain the house, as well as cooks available by appointment.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2858 – CASALE SANTA CRISTINA

**TYPE:** luxury country house

**CONDITIONS:** restored

**LOCATION:** hilly, panoramic

**ACCESS:** unpaved road (750 m)

**INTERIORS:** 400 square meters (4,304 square feet)

**TOTAL ROOMS:** 12

**BEDROOMS:** 4

**BATHROOMS:** 5

**ANNEXES:** guesthouse, technical room

**MAIN FEATURES:** stone and brick walls, terracotta flooring, wooden beams, brick arches, original fireplaces, air conditioning, *Feng Shui*, porch, swimming pool, sunbathing area, decorative cypresses, olive trees, irrigation system

**EXTERIOR:** 9,753 square meters (2.4 acres)

**OLIVE GROVE:** 100+ trees

**OIL PRODUCTION:** 160 kg / year

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 15 × 5 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** LPG + solar panels

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 243.71 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** under the floor + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (6km; 10'), Umbertide (20km; 20'), Perugia (22km; 25'), Assisi (38km; 35'), Gubbio (41km; 40'), Città di Castello (43km; 35'), Passignano sul Trasimeno (48km; 40'), Todi (65km; 1h), Orvieto (95km; 1h 35'), Urbino (99km; 1h 30'), Siena (128km; 1h 40'), Florence (178km; 2h 10')

## CLOSEST AIRPORTS

Perugia San Francesco (21km; 20'), Ancona R. Sanzio (124km; 1h 20'), Firenze A. Vespucci (189km; 2h 10'), Roma Ciampino (203km; 2h 25'), Roma Fiumicino (217km; 2h 30'), Bologna G. Marconi (231km; 2h 35'), Pisa G. Galilei (249km; 2h 45')

## CASALE SANTA CRISTINA

On the hills of **Umbria**, not far from **Umbertide** and **Perugia**, beautifully renovated **farmhouse** for sale. The property is extremely panoramic, with views of the vineyards that dot the hillside, and enjoys a privileged location in terms of amenities. The nearest supermarket is less than a ten-minute drive away, and people are available in the nearby villages to maintain the house, as well as cooks available by appointment. Less than 4 km away is the junction of the **E45 freeway**, which makes it possible to reach Rome in just over two hours. For golf lovers in about 20' you can reach both the **Antognolla Golf Club** (home of the 2022 Italian Open) and **Perugia Golf**.

The **farmhouse** (300 m<sup>2</sup> – 3,228 ft<sup>2</sup>, 3 bedrooms and 4 bathrooms) is a typical Umbrian-style stone building, entirely renovated in recent years while maintaining all the salient features including stone walls, terracotta floors and wooden beams. However, there is no lack of modern solutions such as solar panels for underfloor heating and an air conditioning system with heat pump. The house has also been approved by a *Feng Shui* master.

- **Ground floor:** living room, dining room with open kitchen and pantry, TV room/office space, laundry room and service bathroom;
- **First floor:** three bedrooms with en-suite bathrooms, one of which has a private terrace.

The **guesthouse** (55 m<sup>2</sup> – 592 ft<sup>2</sup>, 1 bedroom and 1 bathroom) is a lovely single-story building consisting of living room with kitchen, bedroom and bathroom, ideal for guests.

The **15 × 5 m swimming pool** is located a few steps from the house and has a comfortable stone solarium equipped with sun loungers and umbrellas. An **underground room** (45 m<sup>2</sup> – 484 ft<sup>2</sup>) houses the facilities for the pool.

The villa is set in a **private garden of 9,735 m<sup>2</sup>**, maintained with great care by the gardener who works there practically every day: for irrigation, the property can draw water directly from a lake located downstream from the buildings so as to ensure an evergreen garden in any season. The irrigation system is fully automated with start-up at 6:00 am.

More than one hundred cypress trees, typical plants of the area, beautify the garden while **100+ olive trees** allow for an average production of about 160 kg of excellent olive oil.

The area surrounding the farmhouse is also highly renowned for **white truffles**, a product that in Italy famously grows only in Umbria and the Alba area of Piedmont.





















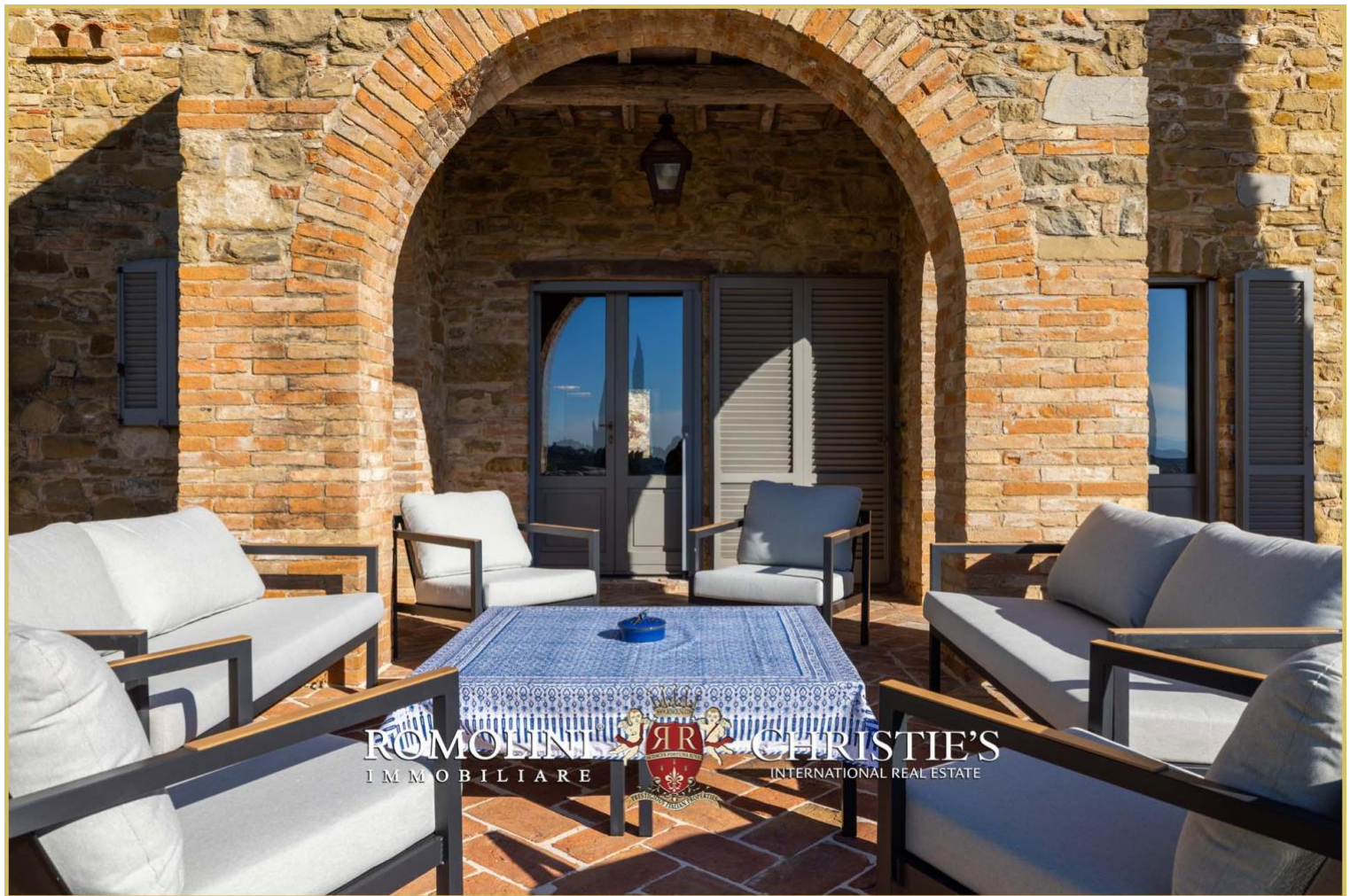
































































































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