

Ref. 2867 – **CASALE DEL TORRENTE**

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## COUNTRY HOUSE FOR SALE ALONG A STREAM IN PIETRALUNGA, UMBRIA

Città di Castello – Perugia – Umbria



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

**Bedrooms**  
4

**Bathrooms**  
1+

**Total land**  
29.2 ha

In the hills of **Umbria**, between **Città di Castello** and **Pietralunga**, **renovated farmhouse** for sale. The property's location is **very quiet and private**, along a **stream**, and is perfect for those looking for a place to relax away from the hustle and bustle of the city. Basic services are available in both Città di Castello and Pietralunga, both less than twenty minutes' drive away.

The **farmhouse** (206 m<sup>2</sup> – 2,216 ft<sup>2</sup>, 4 bedrooms and 1 bathroom), in good condition and already habitable, is on three levels and is surrounded by a **2,500-m<sup>2</sup> garden** bordered by the stream.

- **Lower ground floor:** storages, cellar, former chicken coop and outdoor oven;
- **Upper ground floor:** entry, eat-in kitchen, living room and two bedrooms;
- **First floor:** hallway, two bedrooms, bathroom, closet and technical room.

Adjacent to the farmhouse is a large **agricultural outbuilding** (179 m<sup>2</sup> – 1,926 ft<sup>2</sup>) that includes a tool shed, the former tobacco barn and several storage rooms.

The property in its entirety covers **29.2 hectares (72.1 acres)** consisting mainly of woodland (11.8 ha) and pastures (17.0 ha). A short distance from the house, a **small vineyard** (1,452 m<sup>2</sup>) has been planted to produce a small amount of wine for personal use.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2867 – CASALE DEL TORRENTE

**TYPE:** farmhouse

**CONDITIONS:** good

**LOCATION:** countryside, along a stream

**ACCESS:** excellent, paved road

**INTERIORS:** 385 square meters (4,142 square feet)

**TOTAL ROOMS:** 18

**BEDROOMS:** 4

**BATHROOMS:** 1

**ANNEXES:** agricultural outbuilding

**MAIN FEATURES:** fireplace, exposed beams, double glazing, outdoor oven, covered parking, wells

**EXTERIOR:** 29.2 hectares (72.1 acres)

**VINEYARDS:** 1,452 square meters (0.3 acres)

**GARDEN:** yes, around the farmhouse

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** private well

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** LPG

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 245,20 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + fireplace + stove

## CLOSEST CITIES AND TOWNS

Città di Castello (13km; 20'), Pietralunga (16km; 20'), Umbertide (29km; 30'), Sansepolcro (32km; 30'), Gubbio (37km; 50'), Anghiari (39km; 40'), Passignano sul Trasimeno (56km; 1h 5'), Cortona (59km; 1h 10'), Perugia (65km; 55'), Urbino (65km; 1h 30'), Assisi (75km; 1h), Bevagna (82km; 1h 10'), San Marino (99km; 2h), Todi (101km; 1h 20')

## CLOSEST AIRPORTS

Perugia San Francesco (58km; 50'), Ancona R. Sanzio (134km; 1h 55'), Firenze A. Vespucci (145km; 2h), Pisa G. Galilei (206km; 2h 45'), Bologna G. Marconi (207km; 2h 20'), Roma Ciampino (239km; 3h), Roma Fiumicino (254km; 2h 50')













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