

Ref. 2884 – **PODERE DEI PRATI**

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RUSTIC FARMHOUSE WITH PANORAMIC VIEWS FOR SALE IN MONTE SANTA MARIA TIBERINA

Monte Santa Maria Tiberina – Perugia – Umbria



Interiors
655 m²

Bedrooms
4

Bathrooms
1 (up to 3)

Total land
34.6 ha

In a very panoramic and reserved position in the municipality of Monte Santa Maria Tiberina, rustic farmhouse for sale. The property is in need of renovation, but represents an extraordinary opportunity for those who want to build a private residence, an Agriturismo or an accommodation business surrounded by greenery, with ample land available for agricultural activities, breeding or simply to enjoy the tranquility of nature.

SUMMARY OF THE PROPERTY

REFERENCE #: 2884 – PODERE DEI PRATI

TYPE: farmhouse

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 655 square meters (7,048 square feet)

TOTAL ROOMS: 15

BEDROOMS: 4

BATHROOMS: 1 (up to 3)

ANNEXES: former barn

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, old fireplace, original oven, panoramic views

EXTERIOR: 34.6 hectares (85.5 acres)

GARDEN: to be landscaped

SWIMMING POOL: no, but possible

ELECTRICITY: to be connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

ENERGY CERTIFICATE:  (EP_{gl, nren} = 160.97 kWh/m²year)

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Monte Santa Maria Tiberina (4km; 10'), Gioiello (8km; 15'), Monterchi (10km; 15'), Città di Castello (13km; 20'), Anghiari (18km; 25'), Sansepolcro (26km; 30'), Umbertide (34km; 35'), Arezzo (37km; 45'), Perugia (64km; 55'), Siena (108km; 1h 45'), Florence (119km; 1h 55'), Rome (232km; 3h)

CLOSEST AIRPORTS

Perugia San Francesco (63km; 50'), Firenze A. Vespucci (130km; 1h 40'), Pisa G. Galilei (190km; 2h 25'), Bologna G. Marconi (200km; 2h 30'), Roma Ciampino (245km; 2h 50'), Roma Fiumicino (258km; 2h 55')

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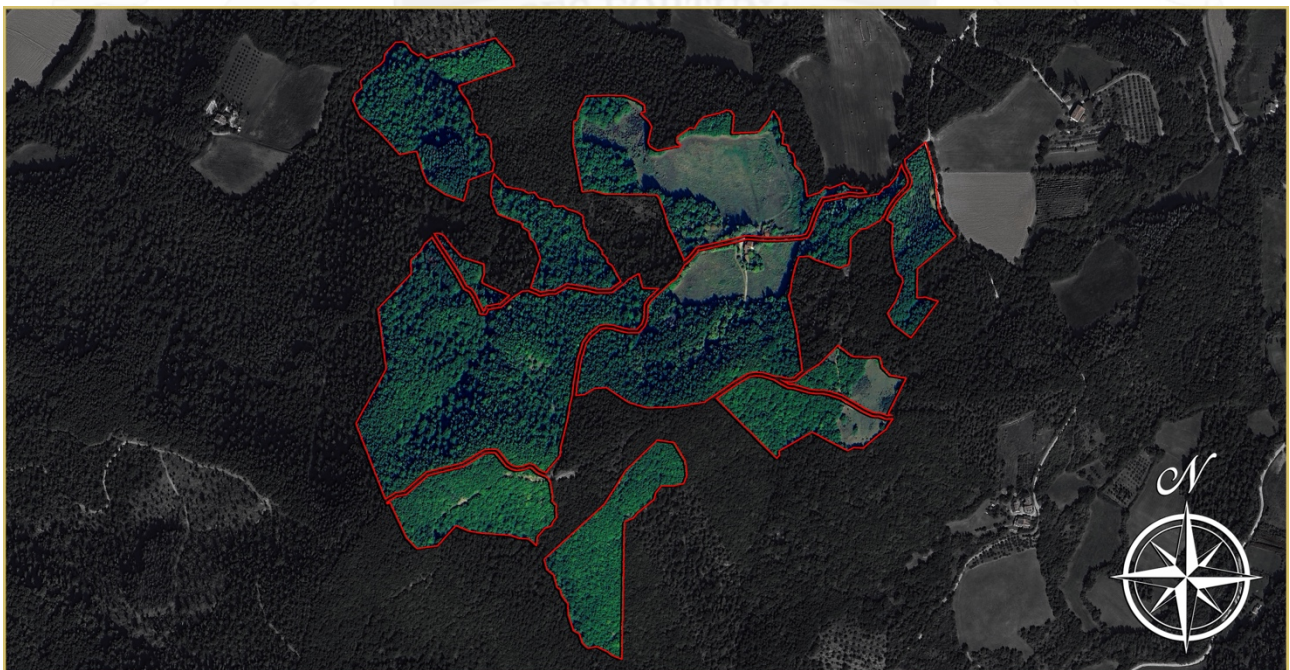
The **farmhouse** (509 m² – 5,477 ft², 4 rooms and 1 bathroom) is distributed on two levels. On the ground floor there are seven large rooms formerly used as stables and cellars, while on the first floor is the actual dwelling consisting of large kitchen with fireplace, dining room, four bedrooms and bathroom.

Accompanying the property is a **ruined barn** (146 m² – 1,571 ft²) consisting of two rooms and a pigsty with eight pens and a large room used as a shed for agricultural tools.

The buildings are surrounded by **2,100 m² of flat land** that could be turned into a garden, with the possibility of building a swimming pool. The rest of the property, on the other hand, consists of agricultural land divided between **arable/grazing land** (8.8 ha) and **woods** (25.6 ha) with chestnut grove.

The property is in a very private location: in less than 10' minutes you can reach the medieval village of Monte Santa Maria Tiberina, where there is a kindergarten, elementary school and a post office. For grocery shopping and daily needs, on the other hand, it is enough to reach Monterchi (15') in Tuscany or Gioiello/San Secondo in Umbria (15').

MAP OF THE PROPERTY

















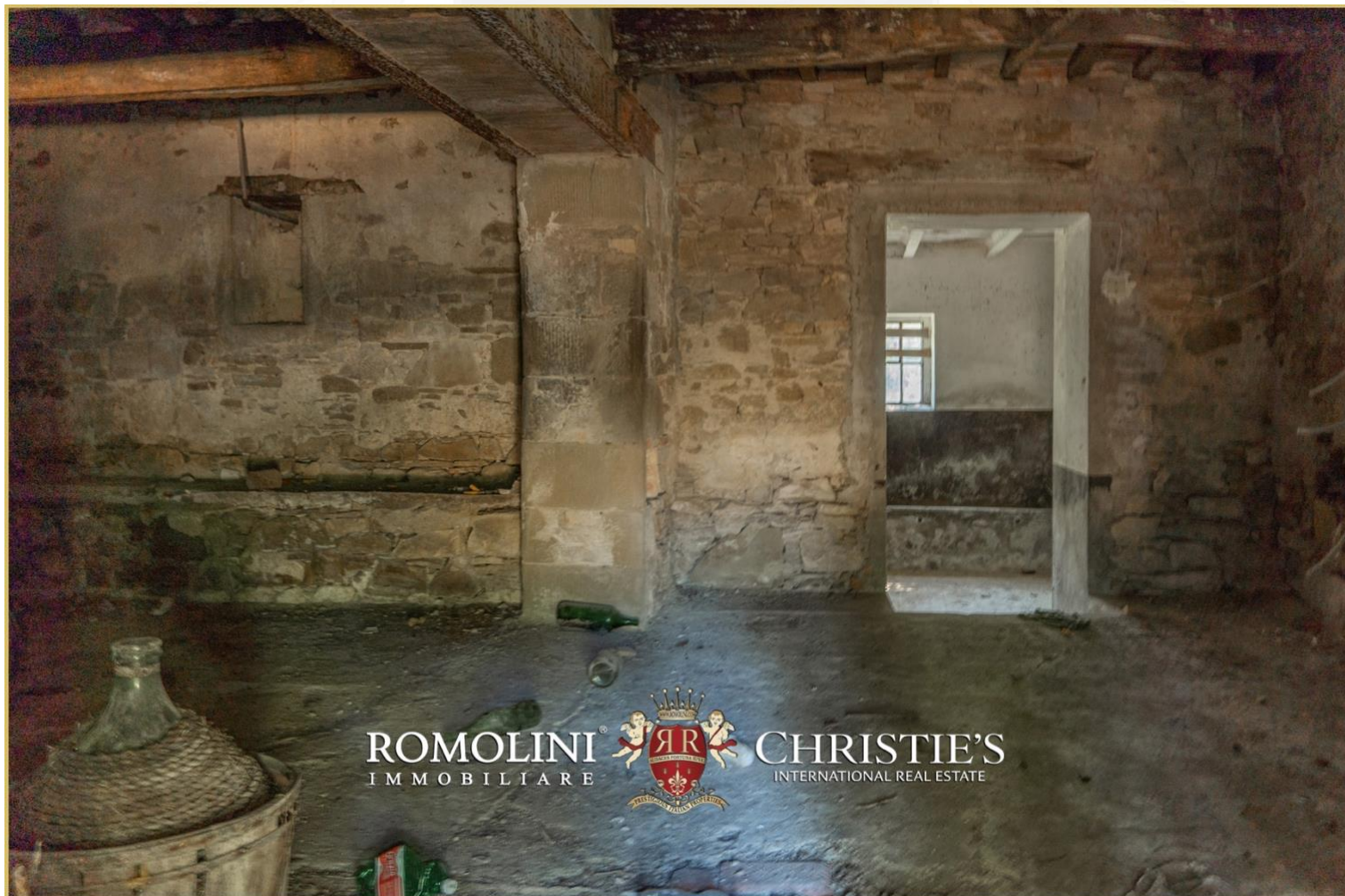
















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