

Ref. 2894 – ANTICA CHIESA

[www.romolini.com/en/2894](http://www.romolini.com/en/2894)

## LUXURY VILLA WITH MEDIEVAL CHURCH FOR SALE IN UMBERTIDE, UMBRIA

Umbertide – Perugia – Umbria

**Interiors**  
474 m<sup>2</sup>**Bedrooms**  
8**Bathrooms**  
8**Total land**  
3.8 ha**Swimming pool**  
15 × 6 m

In an unspoiled valley of Umbria, between Umbertide and Perugia in an open position surrounded by fields and vineyards, restored farmhouse with 13<sup>th</sup>-century church for sale. The property, active in the tourist-receptive circuit with excellent results, provides guests with a total of 8 bedrooms and enjoys a strategic location just minutes from the famous Antognolla Golf Club. The property also lends itself very well as a wedding venue.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2894 – ANTICA CHIESA

**TYPE:** country house with 13<sup>th</sup>-century church

**CONDITIONS:** restored, luxury finishes

**LOCATION:** open and sunny

**ACCESS:** unpaved road (1 km)

**INTERIORS:** 474 square meters (5,100 square feet)

**TOTAL ROOMS:** 17

**BEDROOMS:** 8

**BATHROOMS:** 8

**ANNEXES:** church

**MAIN FEATURES:** stone and brick walls, wooden beams and trusses, terracotta floors, bell tower, 13<sup>th</sup>-century church, garden, swimming pool, truffle ground

**EXTERIOR:** 3.8 hectares (9.4 acres)

**GARDEN:** yes, well maintained

**SWIMMING POOL:** 15 × 6 m

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water + private well

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 333.06 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + air conditioning

## CLOSEST CITIES AND TOWNS

Closest services (1,5km; 5'), Umbertide (13km; 15'), Perugia (25km; 30'), Passignano sul Trasimeno (32km; 30'), Gubbio (34km; 40'), Città di Castello (36km; 30'), Tuoro sul Trasimeno (37km; 35'), Deruta (39km; 30'), Assisi (42km; 40'), Sansepolcro (49km; 40'), Cortona (53km; 50'), Orvieto (98km; 1h 30')

## CLOSEST AIRPORTS

Perugia San Francesco (24km; 25'), Ancona R. Sanzio (127km; 1h 30'), Firenze A. Vespucci (173km; 2h), Roma Ciampino (206km; 2h 35'), Roma Fiumicino (220km; 2h 30'), Pisa G. Galilei (233km; 2h 40')

## ANTICA CHIESA

In an unspoiled valley of **Umbria**, between **Umbertide** and **Perugia** in an open position surrounded by fields and vineyards, restored **farmhouse** with **13<sup>th</sup>-century church** for sale. The property, active in the tourist-receptive circuit with excellent results, provides guests with a total of 8 bedrooms and enjoys a strategic location just minutes from the famous **Antognolla Golf Club**. The property also lends itself very well as a wedding venue.

A few hundred meters from the house, also easily accessible on foot, are a winery and a small village with a restaurant and basic services. In less than ten minutes you can reach the junction of the **E45 freeway** that opens the road to the entire **Tiber Valley** and connects Ravenna to Rome.

The **church** (134 m<sup>2</sup> – 1,442 ft<sup>2</sup>, 2 bathrooms), now deconsecrated, has been entirely renovated while maintaining its charm with stone walls and perfectly preserved wooden trusses. The nave of the church has been transformed into a large living room, while what was once the sacristy has instead been redesigned to house the dining room, a kitchen and two service bathrooms.

The **farmhouse** (340 m<sup>2</sup> – 3,658 ft<sup>2</sup>, 8 bedrooms and 6 bathrooms), on the other hand, is structured on two floors and houses guest bedrooms. On the lower level are the entry, laundry, three bedrooms with private bathrooms and a small bedroom. Going upstairs, on the other hand, one finds a central TV room leading to three bedrooms with en-suite bathrooms and a small bedroom.

Surrounding the buildings is a **well-maintained 5,300-m<sup>2</sup> garden**, dotted with flowers and shrubs that add color to the property. A short distance from the buildings, following a pathway graced with olive trees, is the **15 × 6 m swimming pool** with stone solarium and ample space around it for dinners and/or poolside aperitifs.

The rest of the grounds, on the other hand, include hazelnut trees, five different varieties of oak trees, and a large **truffle ground with 1,170 plants**.





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI<sup>®</sup>  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



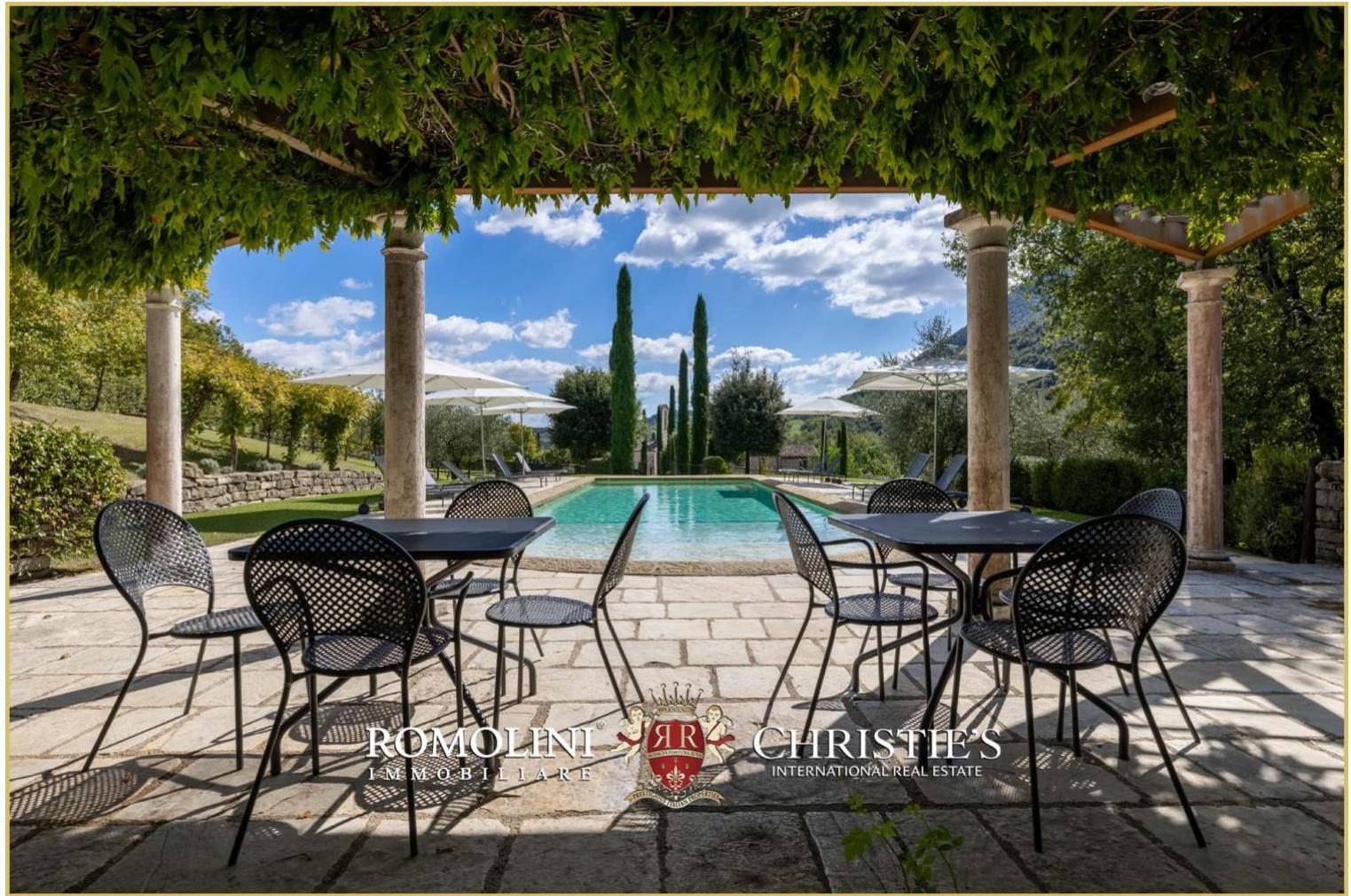
ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE











ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE







ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



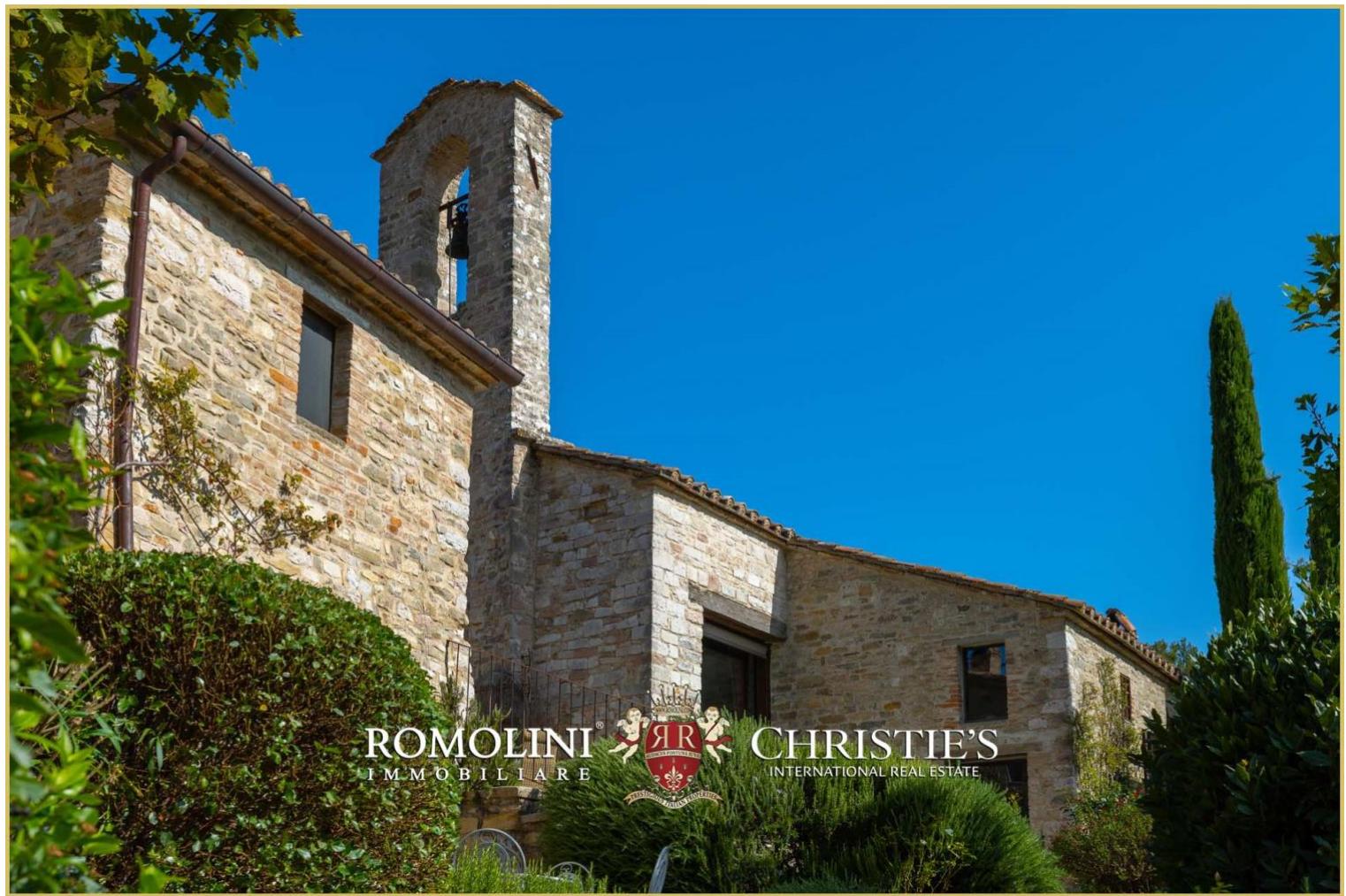
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI®  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE









ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



ROMOLINI  
IMMOBILIARE



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



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

VISITE OUR  
YOUTUBE CHANNEL

AGENZIA ROMOLINI IMMOBILIARE S.R.L.

Piazza Torre di Berta n. 4  
52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

[www.romolini.com](http://www.romolini.com)

[info@romolini.com](mailto:info@romolini.com)