

Ref. 2941 – **CASOLARE ELENA**www.romolini.com/en/2941

PANORAMIC COUNTRY HOUSE WITH POOL AND TENNIS COURT FOR SALE IN UMBRIA

Città di Castello – Perugia – Umbria**Interiors**
426 m²**Bedrooms**
5**Bathrooms**
4**Total land**
9,3 ha**Swimming pool**
12 x 6 m

In a hilly and very panoramic position in the hills of Umbria, not far from Città di Castello and Monte Santa Maria Tiberina. The farmhouse is located on top of a hill and is surrounded by a huge flat and shady park with panoramic views of the entire Valtiberina. It is reached after walking down a beautiful driveway shaded by mature trees with an independent and private path. The road ends at the property, so privacy and silence are guaranteed at all times of the year.

SUMMARY OF THE PROPERTY

REFERENCE #: 2491 – CASOLARE ELENA

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (2 km)

INTERIORS: 426 square meters (4,584 square feet)

TOTAL ROOMS: 11

BEDROOMS: 5

BATHROOMS: 4

ANNEXES: no

MAIN FEATURES: stone and brick walls, terracotta floors, wooden beams, vaulted ceilings, fireplaces, loggia, garden, panoramic swimming pool, gold court

EXTERIOR: 9.3 hectares (23.0 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 6 m

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 207.28 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

San Secondo (4km; 5'), Città di Castello (8km; 15'), Monte Santa Maria Tiberina (9km; 15'), Sansepolcro (27km; 30'), Umbertide (27km; 35'), Anghiari (33km; 35'), Cortona (43km; 1h), Arezzo (48km; 55'), Gubbio (54km; 1h), Perugia (57km; 55'), Passignano sul Trasimeno (67km; 1h 5'), Assisi (74km; 1h 5'), Foligno (82km; 1h 10')

CLOSEST AIRPORTS

Perugia San Francesco (56km; 50'), Firenze A. Vespucci (141km; 1h 55'), Bologna G. Marconi (201km; 2h 25'), Pisa G. Galilei (201km; 2h 35'), Roma Ciampino (238km; 2h 55'), Roma Fiumicino (252km; 2h 55')

CASOLARE ELENA

In a hilly and very panoramic position in the hills of Umbria, not far from **Città di Castello** and **Monte Santa Maria Tiberina**. The **farmhouse** is located **on top of a hill** and is surrounded by a huge flat and shady park with panoramic views of the entire Valtiberina. It is reached after walking down a **beautiful driveway shaded by mature trees** with an independent and private path. The road ends at the property, so privacy and silence are guaranteed at all times of the year.

This residence is charming and practical, perfect both as a main residence and as a vacation home. It is ideal for those seeking direct contact with nature without sacrificing the convenience of not being isolated. The proximity to Città di Castello offers an essential reference point for everyday life.

The property is located just 4 km from **San Secondo**, for basic services and only 8 km from **Città di Castello** town center of reference for all shopping and daily needs and one of the most enchanting historic villages of central Italy.

DESCRIPTION OF THE BUILDINGS

The **farmhouse** (337 m² – 3,626 ft²), and developed on two levels:

- **Ground floor:** large entrance/dining room overlooking the garden, living room equipped kitchen with fireplace, veranda and bedroom with en-suite bathroom;
- **First floor:** large entrance to living room, four bedrooms and three bathrooms. This floor has an independent entrance from the outside with staircase in strict Umbrian stone style with loggia and could be a separate living unit.

The exteriors, characterized by **exposed stone**, **brick arches** and **roofing tiles**, preserve the characteristics of the old Umbrian country houses. Inside the farmhouse we find **wooden ceilings**, some **walls with exposed stone** and **large windows overlooking the garden**, creating a warm and cozy atmosphere, thanks also to the **interior and exterior wooden fixtures**.

The restoration was carried out with great dedication and a deep respect for traditional Umbrian materials and building techniques. Particular attention was paid to the selection of high-quality materials and the creation of refined finishes. Even the choice of colors, with delicate and nuanced tones, was made in order to create environments that were both simple and elegant.

A short distance from the house is a **warehouse** (89 m² – 958 ft²) used for tool storage.

EXTERIOR

Surrounding the farmhouse is a **3,500 m² manicured garden** with mature trees, as well as 9 hectares of woods that provide great privacy and confidentiality. The property is completed by a **tennis court** to be refreshed and a beautiful **12 x 6 m swimming pool** that overlooks the valley and stands on the last terrace of the property, in a panoramic and dedicated position.



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