

RUSTIC FARMHOUSE WITH GUESTHOUSE AND OLIVE GROVE FOR SALE IN CITTÀ DI CASTELLO

Città di Castello – Perugia – Umbria



Interiors
391 m²

Bedrooms
4

Bathrooms
2

Total land
3.1 ha

On the hills between Umbria and Tuscany, not far from Città di Castello and Cortona, rustic farmhouse with land for sale. The property is located in a very panoramic position, surrounded by woods and fields, and is perfect for those looking for a private home to relax in complete tranquility away from the hustle and bustle of city life.

SUMMARY OF THE PROPERTY

REFERENCE #: 2966 – CASALE SAN PIETRO

TYPE: rustic farmhouse

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: unpaved road (2 km)

INTERIORS: 391 square meters (4,207 square feet)

TOTAL ROOMS: 15

BEDROOMS: 4

BATHROOMS: 2

ANNEXES: former barn

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, original oven, fireplace, garden, olive trees

EXTERIOR: 3.1 hectares (7.7 acres)

GARDEN: yes, around the building

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 264.42 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Trestina (7km; 10'), Umbertide (17km; 20'), Monte Santa Maria Tiberina (18km; 25'), Città di Castello (24km; 25'), Cortona (31km; 40'), Tuoro sul Trasimeno (30km; 45'), Passignano sul Trasimeno (35km; 50'), Sansepolcro (37km; 35'), Gubbio (51km; 55'), Perugia (53km; 50'), Arezzo (60km; 1h), Assisi (70km; 1h)

CLOSEST AIRPORTS

Perugia San Francesco (53km; 45'), Firenze A. Vespucci (153km; 2h), Ancona R. Sanzio (155km; 1h 50'), Roma Ciampino (234km; 2h 40'), Roma Fiumicino (248km; 2h 50'), Pisa G. Galilei (214km; 2h 45')

CASALE SAN PIETRO

On the hills between **Umbria** and **Tuscany**, not far from **Città di Castello** and **Cortona**, rustic **farmhouse** with land for sale. The property is located in a very panoramic position, surrounded by woods and fields, and is perfect for those looking for a private home to relax in complete tranquility away from the hustle and bustle of city life.

Basic services are available in Trestina (about 10 minutes by car), while for everything else, the first cities one encounters are Città di Castello, Umbertide, and Cortona, where you can find schools, supermarkets, and hospitals. The property is accessed via a well-maintained unpaved road (about 2 km).

DESCRIPTION OF THE PROPERTY

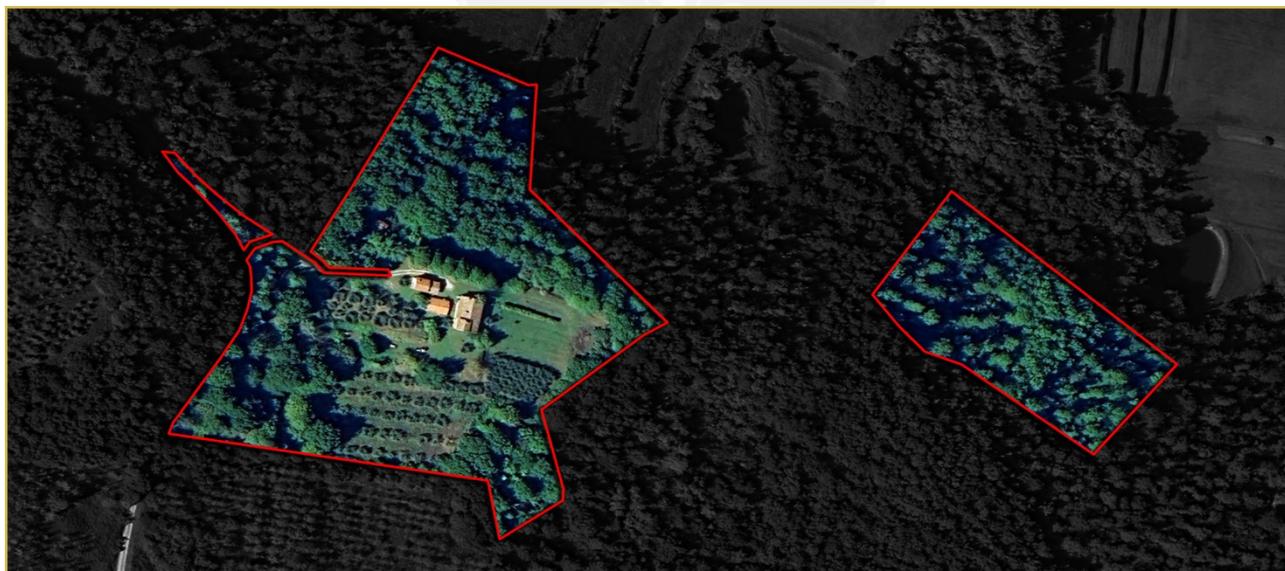
The **farmhouse** (250 m² – 2,690 ft², 3 bedrooms and 1 bathroom) is a rustic building spread over two floors, still divided in the old style with barns on the ground floor and the farmstead's residence on the first floor. The lower level consists of six rooms, currently used as cellars. The upper level, accessible via an external staircase, opens into a large living room. From here, access is gained to the kitchen and the sleeping area, which includes three bedrooms and a bathroom.

The **guesthouse** (66 m² – 710 ft², 1 bedroom and 1 bathroom) is created from what was once the property's barn. Structured on two levels, it comprises a living area on the ground floor (living room and habitable kitchen) and a bedroom with bathroom on the first floor.

Near the buildings, there is also a **small agricultural storage** (75 m² – 807 ft²), very useful as a tool shed for garden tools.

Surrounding the house is a well-maintained **garden of 1,400 m²** with shading trees that offer pleasant outdoor relaxation spaces. On the eastern side of the property, there is an **olive grove** (6,000 m²) that produces excellent oil.

The remaining area is entirely covered by woods (about 2.4 hectares, including a small portion separated from the main body) which ensure privacy and confidentiality, as well as providing excellent opportunities for walks and excursions on foot or by bike.





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A landscape view featuring a row of olive trees in the foreground, a vineyard in the middle ground, and a line of trees in the background under a blue sky with white clouds. The scene is captured from a slightly elevated position.

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A landscape view similar to the top image, but with a different perspective. The olive trees are more prominent in the foreground, and the vineyard is visible in the middle ground. The sky is bright blue with scattered white clouds.

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