

RESTORED COUNTRY HOUSE WITH SWIMMING POOL FOR SALE IN UMBERTIDE, UMBRIA

Umbertide – Perugia – Umbria



Interiors
485 m²

Bedrooms
6 (up to 7)

Bathrooms
4 (up to 5)

Total land
1.7 ha

Swimming pool
14 x 5 m

Set in the heart of the Umbrian countryside, this refined estate extends over 1.7 hectares of fully fenced land: the property embodies a rare sense of exclusivity, where privacy, silence, and the gentle rhythm of nature define the atmosphere. The thoughtful layout of both the buildings and the land allows for a seamless balance between functionality and comfort, making this estate an exceptional retreat in one of Italy's most enchanting regions.

SUMMARY OF THE PROPERTY

REFERENCE #: 2989 – CASALE DELLE FATE

TYPE: country villa

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1.7 km)

INTERIORS: 485 square meters (5,219 square feet)

TOTAL ROOMS: 17

BEDROOMS: 6 (up to 7)

BATHROOMS: 4 (up to 5)

ANNEXES: warehouse

MAIN FEATURES: stone and brick walls, terracotta flooring, wooden beams, double glazing fixtures, fireplace, porch, fenced garden, irrigation system, swimming pool, olive trees

EXTERIOR: 1.7 hectares (4.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 × 5 m

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: GPL

HEATING SYSTEM: radiators + fireplace

CLOSEST CITIES AND TOWNS

Closest services (8km; 10'), Umbertide (18km; 20'), Monte Santa Maria Tiberina (21km; 30'), Città di Castello (23km; 25'), Tuoro sul Trasimeno (28km; 40'), Cortona (31km; 50'), Sansepolcro (36km; 35'), Perugia (52km; 50'), Arezzo (59km; 1h), Montepulciano (62km; 1h 20'), Pienza (77km; 1h 35'), Siena (106km; 1h 40'), Florence (141km; 2h 10')

CLOSEST AIRPORTS

Perugia San Francesco (52km; 45'), Firenze A. Vespucci (152km; 2h), Ancona R. Sanzio (154km; 1h 50'), Bologna G. Marconi (211km; 2h 40'), Pisa G. Galilei (213km; 2h 45'), Roma Ciampino (233km; 3h), Roma Fiumicino (247km; 2h 50')

CASALE DELLE FATE

Set in the heart of the **Umbrian** countryside, this refined **estate** extends over **1.7 hectares of fully fenced land**: the property embodies a rare sense of exclusivity, where privacy, silence, and the gentle rhythm of nature define the atmosphere. The thoughtful layout of both the buildings and the land allows for a seamless balance between functionality and comfort, making this estate an exceptional retreat in one of Italy's most enchanting regions.

Carefully restored with great attention to detail, the residence harmoniously blends traditional architectural character with modern comfort. From the moment one passes through the entrance gate, a feeling of seclusion and understated elegance unfolds. Interiors are distinguished by exposed wooden beams, terracotta flooring, and large French windows that bathe the rooms in natural light while opening onto sweeping views of the rolling green hills.

The **villa** (434 m² – 4,670 ft², 6 bedrooms and 4 bathrooms) is arranged over two levels and is currently divided into three independent apartments, connected by welcoming shared spaces on the ground floor. In total, the property offers six spacious bedrooms, each enjoying enchanting views of the surrounding landscape. The master suite is enhanced by a walk-in wardrobe and a private bathroom. Each apartment is complete with its own kitchen and a traditional wood-burning fireplace, creating warm and intimate living environments. This configuration offers remarkable flexibility, ideal both for private family living and for hosting guests in a setting of refined comfort.

- **Apt. A** (108 m²): entry, living/dining room, kitchenette, bedroom and bathroom;
- **Apt. B** (153 m²): living room, kitchen, master bedroom with private bathroom and two bedrooms with shared bathroom;
- **Apt. C** (83 m²): living room with cooking corner, two bedrooms and bathroom.

The old cellars of the ground floor could be easily reworked into another independent apartment.

Adjacent to the main residence, an open-plan **warehouse** (51 m² – 549 ft²) could provide additional living space, featuring a bathroom, a kitchenette, and a fireplace – perfect for guests or staff accommodation.

EXTERIOR

The outdoor areas are equally captivating, designed to fully embrace the beauty of the countryside. At the heart of the garden lies a recently built **14 × 5 m swimming pool**, perfectly positioned to capture breathtaking sunsets. The landscaped grounds, rich with mature greenery and **olive trees**, offer an idyllic setting for outdoor living, from elegant *al fresco* dining to moments of quiet relaxation immersed in nature.

The property is further complemented by ample parking spaces, ensuring practicality and ease of access for residents and guests alike.



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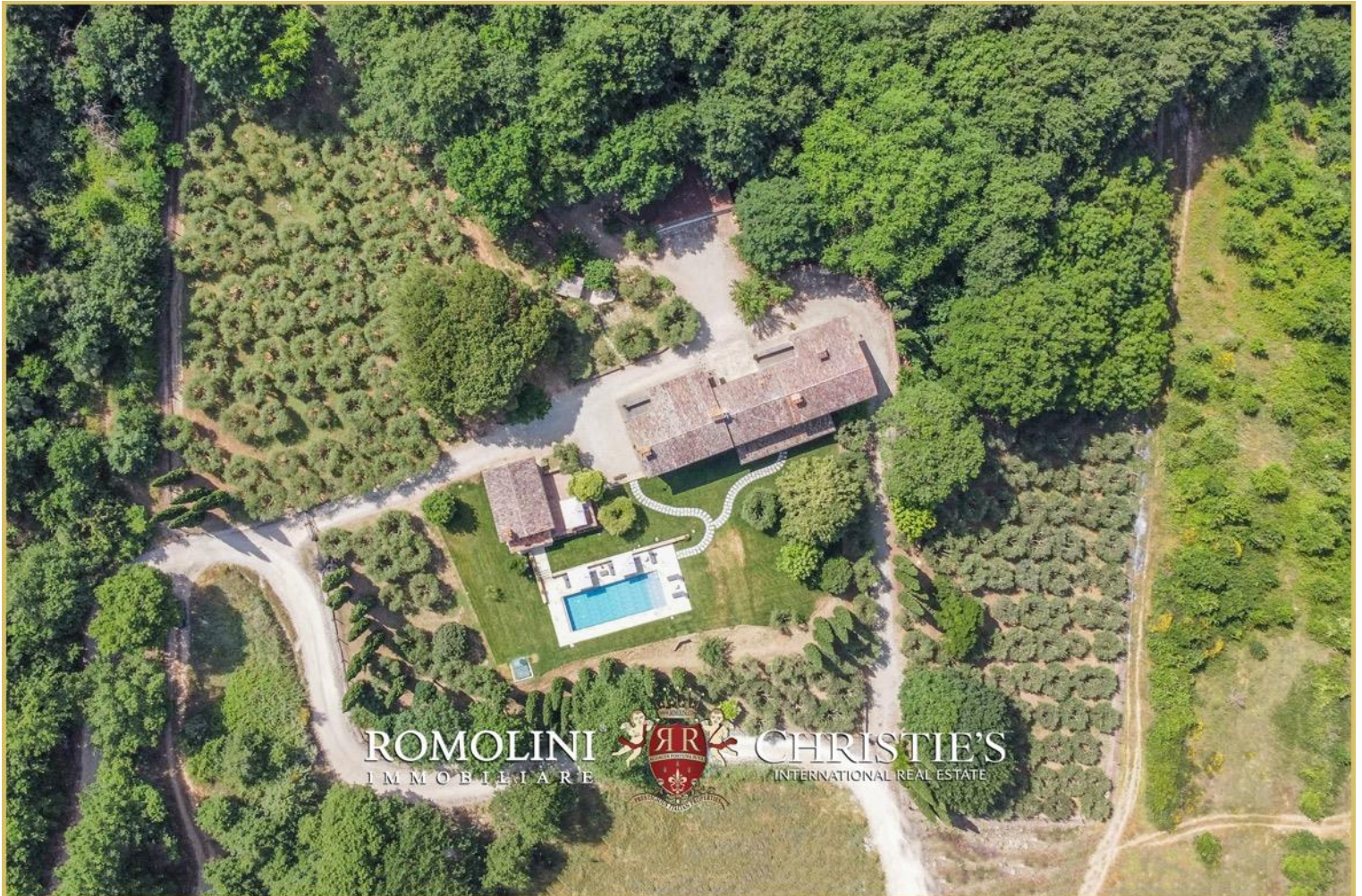
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