

RUSTIC COUNTRY HOUSE WITH DEPENDANCE FOR SALE IN PIETRALUNGA, UMBRIA

Pietralunga – Perugia – Umbria



Interiors
607 m²

Bedrooms
6

Bathrooms
8

Total land
1.8 ha

On the hills of **Umbria**, not far from the medieval town of **Pietralunga**, renovated **farmhouse** with outbuilding for sale. The **house** (462 m² – 4,971 ft²) is spread over three levels: on the lowest level are some rooms used as a living room and office space, as well as a bathroom and laundry; on the intermediate floor is the living area composed of a dining room, kitchen, bedroom with en-suite bathroom, and guest bathroom; on the top floor is the sleeping area with three bedrooms (one with a walk-in closet) and three bathrooms.

The **guesthouse** (145 m² – 1,560 ft²) is located not far from the farmhouse and requires some renovation and modernization work. On the ground floor are, in addition to the garage, the living room, kitchen, and a guest bathroom; on the first floor, two bedrooms and a shared bathroom.

The buildings are surrounded by **1.8 hectares (4.4 acres)** of slightly sloping land, mainly covered with lawns and trees.

Basic services for daily needs (including schools) are available in the nearby town, about 15 minutes by car from the farmhouse toward Marche. Going down towards the **Tiber Valley** in the direction of Città di Castello, you arrive at the suggestive medieval village of Pietralunga. In less than an hour, one can also reach the **Adriatic coast**.

SUMMARY OF THE PROPERTY

REFERENCE #: 3002 – CASALE LUDOVICO

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 607 square meters (6,531 square feet)

TOTAL ROOMS: 18

BEDROOMS: 6

BATHROOMS: 8

ANNEXES: guesthouse

MAIN FEATURES: stone and brick walls, wooden beams, terracotta floors, fireplace, wooden fixtures, garage, garden

EXTERIOR: 1.8 hectares (4.5 acres)

GARDEN: yes, around the building

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 185.30 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (10km; 15'), Apecchio (14km; 25'), Pietralunga (15km; 20'), Cagli (18km; 20'), Gubbio (29km; 40'), Montone (32km; 40'), Umbertide (37km; 40'), Città di Castello (39km; 50'), Urbino (46km; 50'), San Giustino (55km; 1h), Tuoro sul Trasimeno (69km; 1h 15'), Perugia (70km; 1h 10'), Cortona (76km; 1h 25'), Arezzo (78km; 1h 25'), Assisi (85km; 1h 15'), Florence (154km; 2h 25'), Siena (159km; 2h 15')

CLOSEST AIRPORTS

Perugia San Francesco (68km; 1h), Ancona R. Sanzio (106km; 1h 15'), Rimini F. Fellini (108km; 1h 20'), Bologna G. Marconi (229km; 2h 30'), Pisa G. Galilei (234km; 3h 10'), Roma Ciampino (247km; 3h), Roma Fiumicino (265km; 3h 10')







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