

Ref. 3019 – **CASALE AIACE**

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COUNTRY HOUSE WITH DEPENDANCE AND POOL FOR SALE IN PERUGIA, UMBRIA

Perugia – Perugia – Umbria



Interiors
502 m²

Bedrooms
3 (up to 5)

Bathrooms
4 (up to 6)

Garden
9,970 m²

Swimming pool
12 × 4 m

On a flat but panoramic position a short distance from Perugia and Assisi, in the heart of Umbria, renovated farmhouse with guesthouse and swimming pool for sale. The property is in excellent condition and currently used as a private residence. The buildings are surrounded by 9,970 m² of garden which houses the 12 × 4 m swimming pool with BBQ area.

SUMMARY OF THE PROPERTY

REFERENCE #: 3019 – CASALE AIACE

TYPE: country house

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: unpaved road (1 km)

INTERIORS: 502 square meters (5,283 square feet)

TOTAL ROOMS: 12+

BEDROOMS: 3 (up to 5)

BATHROOMS: 4 (up to 6)

ANNEXES: agricultural outbuilding

MAIN FEATURES: stone and brick walls, vaulted ceilings, original terracotta flooring, fireplace, wooden beams, garden, pool, BBQ area, panoramic terrace

EXTERIOR: 9,970 square meters (2.5 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 12 × 4 m

ELECTRICITY: photovoltaic system (9.6 kW)

WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: LPG

ENERGY CERTIFICATE:  **B** ($EP_{gl, nren} = 87.19 \text{ kWh/m}^2\text{year}$)

HEATING SYSTEM: radiators + under the floor + fireplace

CLOSEST CITIES AND TOWNS

Town with services (3km; 5'), Perugia (14km; 19'), Assisi (17km; 25'), Spello (32km; 25'), Foligno (37km; 35'), Todi (51km; 45'), Sansepolcro (63km; 45'), Lago Trasimeno (64km; 50'), Cortona (66km; 55'), Anghiari (70km; 50'), Arezzo (85 km; 1h 10'), Orvieto (85km; 1h 20'), Montepulciano (89km; 1h 15'), Pienza (95km; 1h 20'), Siena (124 km; 1h 30'), San Gimignano (160km; 2h 5'), Florence (174km; 2h 10'), Roma (183km; 2h 25')

CLOSEST AIRPORTS

Perugia San Francesco (12km; 10'), Ancona R. Sanzio (106km; 1h 25'), Forlì L. Ridolfi (160km; 2h), Firenze A. Vespucci (185km; 2h), Roma Ciampino (190km; 1h 10'), Roma Fiumicino (207km; 2h 15'), Bologna G. Marconi (238km; 2h 40'), Pisa G. Galilei (245km; 2h 40')

CASALE AIACE

On a flat but panoramic position a short distance from **Perugia** and **Assisi**, in the heart of **Umbria**, renovated **farmhouse** with guesthouse and swimming pool for sale. The property is in excellent condition and currently used as a private residence. The location of the property is very interesting because it has no immediate neighbors but has all the services for everyday needs within a five-minute drive. For more specific needs (such as schools and/or shopping centers), one just needs to reach Perugia (less than 20 minutes). The Perugia airport is also very convenient, reachable in about 10 minutes by car and well connected to many European cities.

The **farmhouse** (357 m² – 3,841 ft², 3 bedrooms and 4 bathrooms) is a two-story building. Entering from the porch on the ground floor, one ends up in a large living room with fireplace and four columns. On the right, a door leads to the dining room with an open kitchen, adjacent to a small service bathroom. With independent external access, is a cellar with a technical room.

The first floor is accessible via an internal staircase or directly from the outside: in both cases, the first room is a living room that leads to three bedrooms with en-suite bathrooms. The two larger bedrooms have access to the **panoramic terrace** (58 m² – 624 ft²).

Adjacent to the farmhouse is an **agricultural outbuilding** (134 m² – 1,442 ft²) currently consisting of three storage rooms and a spacious garage. The conversion of the building into a charming guesthouse made up of a living area with kitchen, two bedrooms, and two bathrooms could be considered.

The property is connected to the **municipal aqueduct** for water supply, while it has a GPL tank for heating and domestic hot water production, supplemented by a **9.6 kW-photovoltaic system** that ensures energy independence in terms of electricity and contributes to the production of hot water.

The buildings are surrounded by **9,970 m² of garden**, mainly flat and covered with trees in the northern part. Slightly downstream of the house, there is a **12 × 4 m swimming pool** surrounded by a tiled sunbathing area and adjacent to a **small pergola with barbecue**, allowing organizing dinners with friends even at the edge of the pool.

MAP OF THE PROPERTY





















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