

Ref. 3024 – **CASTELLO MARSCIANO**

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77-HA ESTATE WITH MEDIEVAL CASTLE FOR SALE IN MARSCIANO, UMBRIA

Marsciano – Perugia – Umbria



Interiors
2,093 m²

Bedrooms
11+

Bathrooms
7+

Total land
77.5 ha

In the heart of Umbria, a few kilometers from Perugia, is this castle with an extraordinary estate of about 77 hectares which represents a rare example of balance between historical heritage, agricultural landscape, and potential for real estate and tourism development. The property is set in a naturalistic context of great value, characterized by vineyards, ancient olive groves, agricultural land, woods, and an area dedicated to truffle harvesting. It is an authentic, unspoiled landscape that encompasses the essence of the Umbrian countryside.

SUMMARY OF THE PROPERTY

REFERENCE #: 3024 – CASTELLO MARSCIANO

TYPE: estate with castle

CONDITIONS: habitable

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 2,093 square meters (22,565 square feet)

TOTAL ROOMS: 35

BEDROOMS: 11+

BATHROOMS: 7+

ANNEXES: country house, drying barn

MAIN FEATURES: stone and brick walls, terracotta flooring, vaulted ceilings, original fireplaces, exposed wooden beams, panoramic terrace, country house to be restored, irrigated arable land, park

EXTERIOR: 77.5 hectares (191.5 acres)

GARDEN: yes, around the buildings

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: to be connected

ADSL: possible

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 466.59 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (2km; 5'), Marsciano (12 km; 15'), Perugia (25 km; 30'), Todi (35 km; 35'), Deruta (20 km; 25'), Bastia Umbra (40 km; 40'), Assisi (50 km; 50'), Bevagna (40 km; 40'), Montefalco (45 km; 45'), Spello (50 km; 50'), Gualdo Cattaneo (35 km; 35'), Foligno (55 km; 55'), Orvieto (75 km; 1h), Gubbio (75 km; 1h 10'), Castiglione del Lago (65 km; 1h), Città della Pieve (70 km; 1h 5'), Cortona (90 km; 1h 20'), Arezzo (105 km; 1h 30'), Montepulciano (95 km; 1h 25'), Montalcino (125 km; 1h 50'), Siena (145 km; 2h), Florence (170 km; 2h 15'), San Gimignano (175 km; 2h 20'), Rome (170 km; 2h 15'), Bologna (245 km; 2h 45')

CLOSEST AIRPORTS

Perugia San Francesco (35 km; 35'), Roma Fiumicino (190 km; 2h 20'), Roma Ciampino (175 km; 2h 10'), Firenze A. Vespucci (185 km; 2h 25'), Ancona R. Sanzio (150 km; 2h), Pisa G. Galilei (235 km; 2h 55'), Bologna G. Marconi (245 km; 2h 45')

CASTELLO MARSCIANO

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The property is set in a naturalistic context of great value, characterized by vineyards, ancient olive groves, agricultural land, woods, and an area dedicated to truffle harvesting. It is an authentic, unspoiled landscape that encompasses the essence of the Umbrian countryside.

Overall, the estate represents a unique opportunity on the Italian real estate market. The combination of historical value, size of the property, agricultural vocation, and tourist accommodation potential makes it particularly interesting for an international investor.

It is indeed a property capable of combining different possible uses: prestigious private residence, widespread **luxury resort**, **boutique hotel**, or high-profile farm. All of this is set within one of the most authentic and recognized landscapes in Italy.

A place that preserves its historical identity intact but at the same time offers all the conditions to be reinterpreted in a contemporary way and generate long-term value.

DESCRIPTION OF THE BUILDINGS

The heart of the estate is a **medieval castle** (1,500 m² – 16,140 ft², 8 bedrooms, and 6 bathrooms) whose origins date back to the end of the 10th century, inhabited without interruption to this day. The main building develops on five levels, dominated by a **13th-century tower** with wall walkway and original battlements.

- **Basement:** large rooms, kitchen, bathroom, and entrance;
- **Ground floor:** main entrance, four representative salons, study, and service rooms;
- **First floor:** large kitchen, dining room, study, living room, five bedrooms, and four bathrooms;
- **Second floor:** guest apartment (living room, kitchen, three bedrooms, and bathroom);
- **Third floor:** attic environment with trussed roof.

The interiors retain extraordinary historical charm: there are over fifty rooms including large representative salons, reception rooms, vaulted ceilings, handmade terracotta floors, and finely carved stone fireplaces with noble heraldic symbols. The atmosphere is that of an authentic historic residence, where every detail tells centuries of history.

On the first floor, there is a **panoramic terrace of about 60 m²** with an open view of the surrounding countryside, while this level also hosts large rooms, a kitchen with fireplace, a study, and four bedrooms with private bathrooms. The second floor continues with additional reception environments, a second kitchen, other en-suite rooms, and direct access to the historic tower and walkway along the walls, offering a particularly evocative view.

The upper levels provide more flexible spaces, including attics with exposed beams, studies, and environments that can be reinterpreted as additional rooms or studios. The basement also contains important Etruscan relics, a testament to the ancient roots of the site.

The property is further complemented by a **rustic farmhouse** (450 m² – 4,842 ft², 3 bedrooms, and 1 bathroom), currently to be restored, which is perfectly suited to become an independent villa or a high-level accommodation facility with a direct view of the castle.

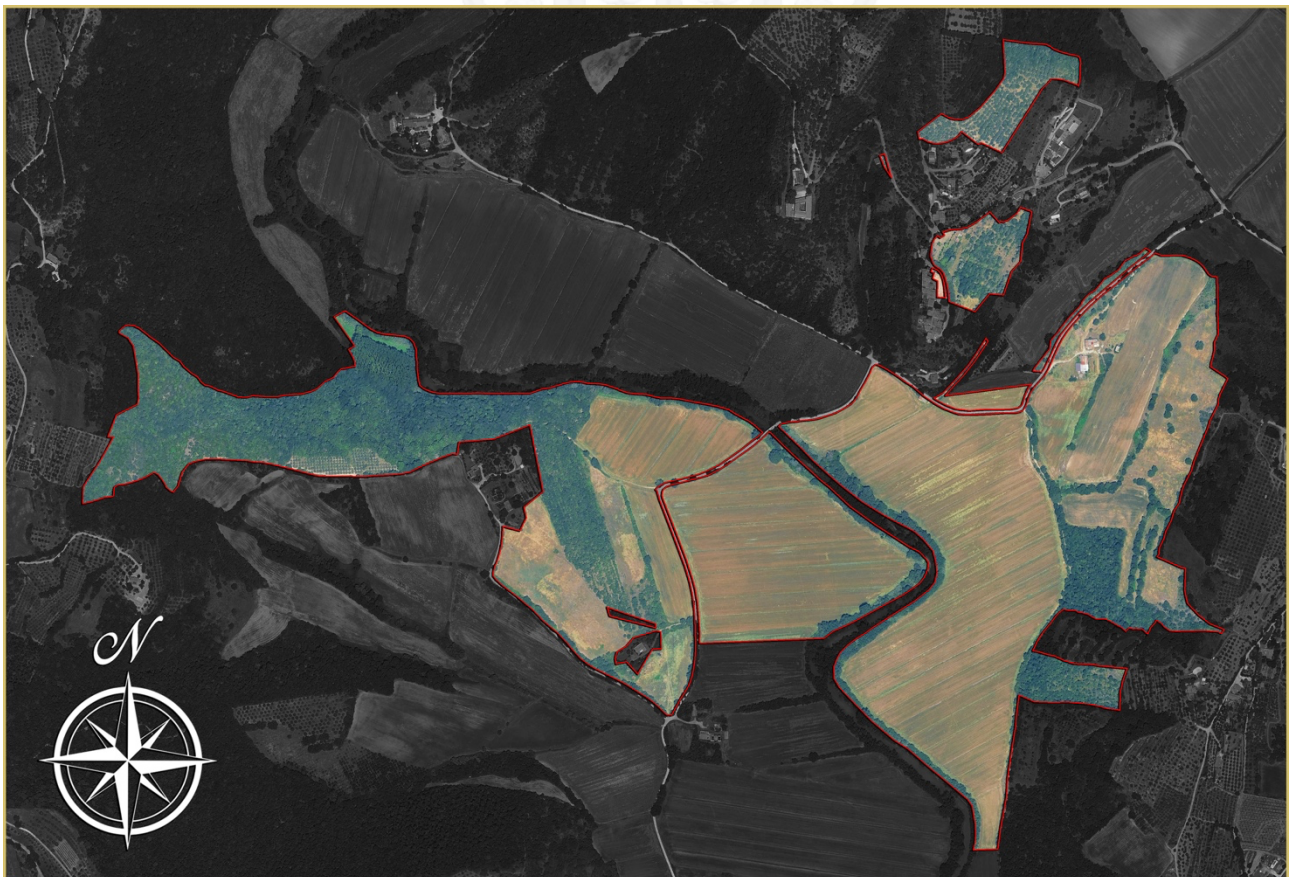
There is also an **old tobacco drying barn** (143 m² – 1,583 ft²), unused for years, whose volumes could be used to build new residential and agricultural buildings.

EXTERIOR

The entire property covers **77.5 hectares (191.5 acres)** and descends from the hill down to the valley below. It includes arable fields, olive groves, woods, and numerous lands where new vineyards can be developed.

The area is particularly rich in water thanks to the Nestore river bordering the property, ensuring irrigation for the agricultural lands (over 48.8 hectares of cultivated land and 1.8 hectares of pasture). There is also a **truffle ground** and about **2 hectares of olive grove**.

The fenced formal garden of the castle can be restored to its former splendor and is ideal for events and weddings. Large **private parking** spaces are available, and the surrounding park can be irrigated through a large rainwater collection tank.



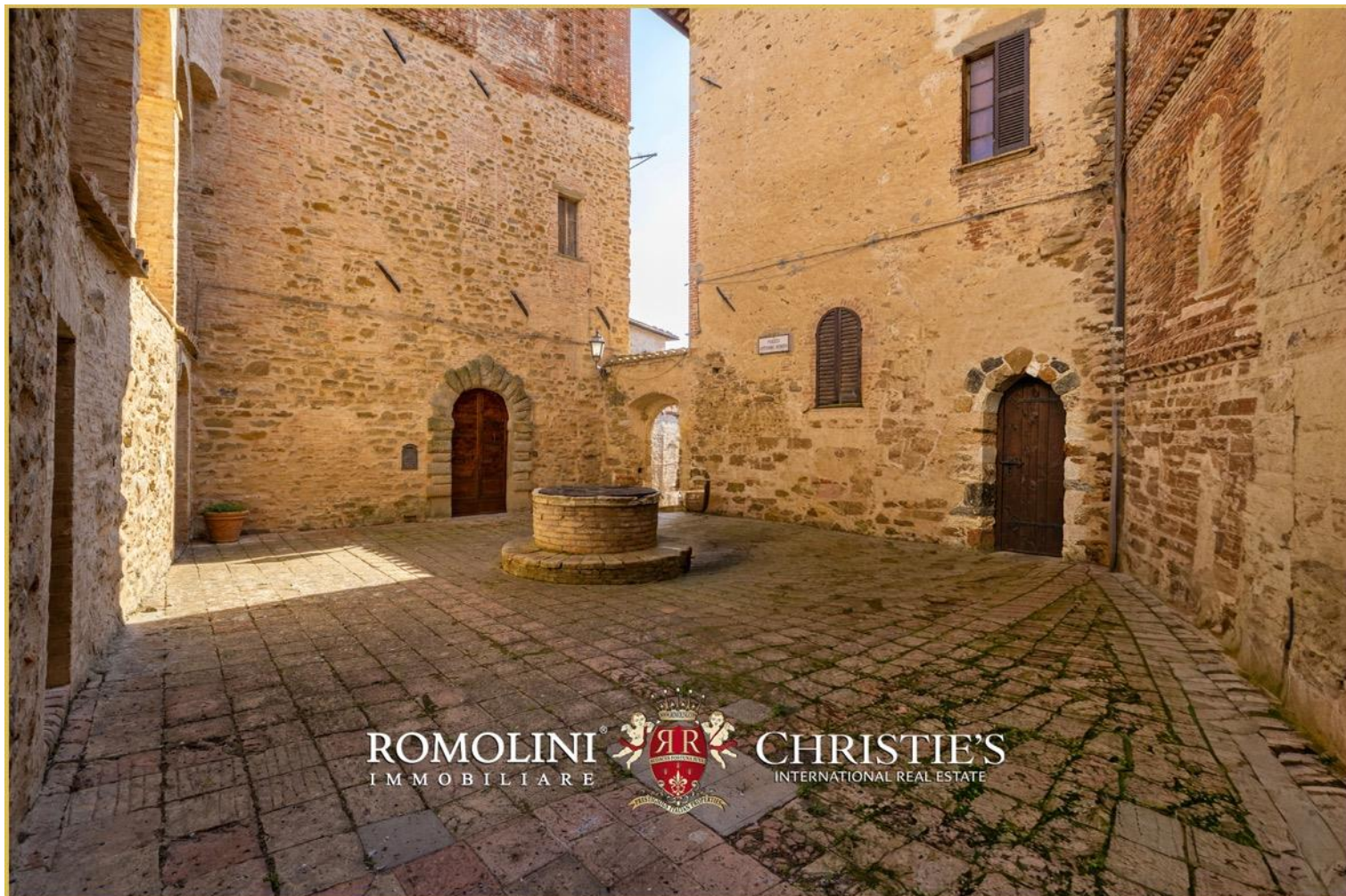












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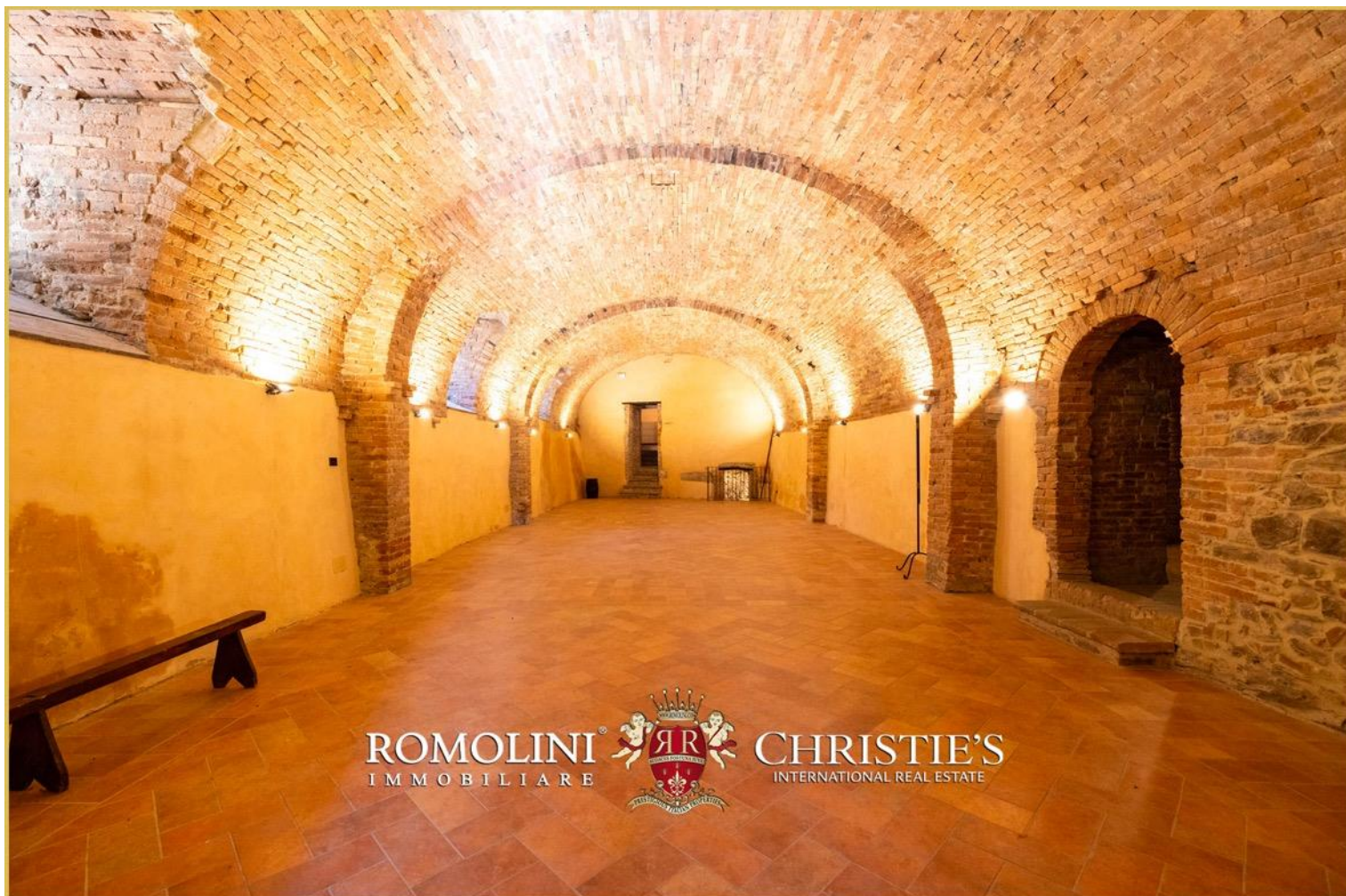
















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