

Ref. 3069 – **CASALE FERDINANDO**

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COUNTRY HOUSE WITH 27 HA OF LAND FOR SALE IN MONTE SANTA MARIA TIBERINA

Monte Santa Maria Tiberina – Perugia – Umbria



Interiors
629 m²

Bedrooms
2+

Bathrooms
1+

Total land
27.2 ha

Olive grove
7,000 m²

In a panoramic position overlooking the Tiber Valley, not far from Monte Santa Maria Tiberina, a 27.2-hectare estate with a farmhouse and outbuildings for sale. The farmhouse (327 m² – 3,518 ft², 2 bedrooms and 1 bathroom) is spread over three floors and follows the hillside. The buildings are surrounded by a fenced park of about 10,000 m², dotted with trees and very suitable for building a pool. Outside the fence, the agricultural land is mostly made up of woods/chestnut groves (23.0 ha).

SUMMARY OF THE PROPERTY

REFERENCE #: 3069 – CASALE FERDINANDO

TYPE: rustic farmhouse

CONDITIONS: partially restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 629 square meters (6,767 square feet)

TOTAL ROOMS: 11

BEDROOMS: 2+

BATHROOMS: 1+

ANNEXES: garage, ruin

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, ventilated roof, stone fireplace, original oven, brick arches, garden, chestnut grove, olive trees

EXTERIOR: 27.2 hectares (67.2 acres)

GARDEN: yes, around the farmhouse

SWIMMING POOL: no, but possible

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: already connected

ADSL: yes

FUEL: wood + GPL-ready

ENERGY CERTIFICATE:  (EP_{gl, nren} = 515.87 kWh/m²year)

HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Monte Santa Maria Tiberina (4 km; 10'), Città di Castello (16 km; 20'), Anghiari (24 km; 30'), Sansepolcro (28 km; 35'), Montone (30 km; 35'), Umbertide (30 km; 35'), Cortona (45 km; 50'), Gubbio (55 km; 1h), Arezzo (60 km; 1h), Passignano sul Trasimeno (60 km; 1h), Perugia (65 km; 1h), Assisi (80 km; 1h 15'), Montepulciano (95 km; 1h 30'), Spello (100 km; 1h 30'), Todi (105 km; 1h 35'), Siena (120 km; 1h 50'), Montalcino (145 km; 2h 10'), Florence (130 km; 2h), Orvieto (145 km; 2h), Bologna (205 km; 2h 30'), Rome (235 km; 2h 50')

CLOSEST AIRPORTS

Perugia San Francesco (70 km; 1h), Firenze A. Vespucci (145 km; 2h), Rimini F. Fellini (155 km; 2h 15'), Pisa G. Galilei (210 km; 2h 45'), Bologna G. Marconi (205 km; 2h 30'), Roma Ciampino (250 km; 3h), Roma Fiumicino (270 km; 3h 10')

CASALE FERDINANDO

In a panoramic position overlooking the **Tiber Valley**, not far from **Monte Santa Maria Tiberina**, a **27.2-hectare estate** with a farmhouse and outbuildings for sale. The **farmhouse** (327 m² – 3,518 ft², 2 bedrooms and 1 bathroom) is spread over three floors and follows the hillside. On the base-ment and ground floor, there are several rooms formerly used as cellars, currently to be renovated and potentially usable for creating living areas and additional bedrooms. On the first floor, there is the actual residence consisting of a dining room with kitchen, two bedrooms, and a bathroom. The ventilated roof was completely restored in 2005 (preserving wooden beams and terracotta tiles) with the addition of a seismic retrofit bracing crown. The heating is wood-fired with provisions for a propane gas system (3,000-liter tank), while water comes from a **private well of 85 m**.

The property also includes a **garage** (82 m² – 882 ft²) and a **ruin** (220 m² – 2,367 ft²) to be re-stored or repurposed as volumetric expansion of the existing buildings.

The buildings are surrounded by a **fenced park of about 10,000 m²**, dotted with trees and very suitable for building a pool. Outside the fence, the agricultural land is mostly made up of woods/chestnut groves (23.0 ha), as well as some portions of arable land (2.5 ha) and an **olive grove** (0.7 ha).

The medieval village of Monte Santa Maria Tiberina offers some basic services for daily needs, but for more specific services, it is enough to go down towards Valtiberina, and in less than fifteen minutes, you can find schools, banks, supermarkets, and shops of all kinds.



















































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