

PORTION OF A FARMHOUSE TO BE RESTORED FOR SALE IN MONTE SANTA MARIA TIBERINA

Monte Santa Maria Tiberina – Perugia – Umbria



Interiors
278 m²

Bedrooms
4+

Bathrooms
1+

Exterior
1,200 m²

Immersed in the tranquility of the Umbrian hills, in the municipality of **Monte Santa Maria Tiberina**, ancient **portion of a farmhouse** to be renovated for sale. The property extends over a total area of approximately 278 m², spread over three levels. On the ground floor are the ancient cellars and stables, environments full of charm and testimony of local rural tradition. The two upper floors host the main dwelling, composed of four bedrooms and one bathroom, with generous spaces to be rethought and customized according to one's needs.

The property boasts a unique history: the farmhouse was built on the remains of an **ancient medieval watchtower**, an element that enhances its character and historical value.

The property also includes about **1,200 m² of surrounding land**, ideal for creating a private garden, relaxation areas, or a panoramic space to enjoy the beauty of the surrounding countryside.

A highly charming solution for those wishing to restore a historic residence and transform it into an exclusive home or a hospitality facility in the heart of Umbria.

SUMMARY OF THE PROPERTY

REFERENCE #: 3070 – PORZIONE PRINE

TYPE: portion of a farmhouse

CONDITIONS: to be restored

LOCATION: hilly, panoramic

ACCESS: unpaved road

INTERIORS: 278 square meters (2,991 square feet)

TOTAL ROOMS: 11

BEDROOMS: 4+

BATHROOMS: 1+

ANNEXES: no

MAIN FEATURES: stone and brick walls, wooden beams, terracotta flooring, fireplace, plot to be landscaped into a garden

EXTERIOR: 1,200 square meters (0.3 acres)

GARDEN: to be landscaped

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: private well

TELEPHONE: to be connected

ADSL: possible

GAS: LPG

ENERGY CERTIFICATE:  (EP_{gl, nren} = 524.87 kWh/m²year)

HEATING SYSTEM: radiators + fireplace

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')

















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