Ref. 3149 – **VISTA SU ASSISI** www.romolini.com/en/3149

RUSTIC COUNTRY HOUSE WITH VIEWS OF ASSISI FOR SALE IN UMBRIA

Assisi – **Perugia** – **Umbria**



Interiors	Bedrooms	Bathrooms
397 m²	4	5

Total land
2.6 ha

In the heart of the most authentic Umbria, at the foot of Assisi, in a panoramic, commanding and easily accessible position, prestigious farmhouse with a outbuildings, private land and stunning views over the city of Assisi. Immersed in the tranquility of the Umbrian countryside, the property enjoys a privileged, flat and open setting, combining privacy and peace with the convenience of nearby amenities and easily accessible transport links.

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SUMMARY OF THE PROPERTY

REFERENCE #: 3149 – VISTA SU ASSISI
TYPE: farmhouse
CONDITIONS: under renovation
LOCATION: lowland, panoramic
ACCESS: excellent

INTERIORS: 397 square meters (4,272 square feet)
TOTAL ROOMS: 10
BEDROOMS: 4
BATHROOMS: 5
ANNEXES: carport

MAIN FEATURES: stone and brick walls, terracotta floors, exposed wooden beams, fireplace, garden, panoramic views, approved project for the pool

EXTERIOR: 2.6 hectares (6.4 acres)
GARDEN: yes
SWIMMING POOL: approved project

ELECTRICITY: already connected
WATER SUPPLY: mains water
TELEPHONE: already connected
ADSL: yes
GAS: natural gas
HEATING SYSTEM: radiators

CLOSEST CITIES AND TOWNS

Closest services (4km; 5'), Assisi (7km; 10'), Perugia (20km; 25'), Foligno (25km; 30'), Deruta (28km; 25'), Bastardo (33km; 40'), Trevi (35km; 30'), Gualdo Tadino (39km; 40'), Umbertide (40km; 30'), Nocera Umbra (40km; 35'), Montefalco (42km; 40'), Spoleto (50km; 40'), Norcia (85km; 1h 10'), Terni (90km; 1h 5')

CLOSEST AIRPORTS

Perugia San Francesco (10km; 10'), Ancona R. Sanzio (110km; 1h 20'), Roma Ciampino (194km; 2h 30'), Firenze A. Vespucci (185km; 2h 10'), Roma Fiumicino (208km; 2h 20'), Pisa G. Galilei (245km; 2h 50'), Bologna G. Marconi (257km; 3h 10')

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VISTA SU ASSISI

In the heart of the most authentic Umbria, at the foot of Assisi, in a panoramic, commanding and easily accessible position, **prestigious farmhouse with a outbuildings, private land and stunning views over the city of Assisi**. Immersed in the tranquility of the Umbrian countryside, the property enjoys a privileged, flat and open setting, combining privacy and peace with the convenience of nearby amenities and easily accessible transport links.

The property comprises a main farmhouse and an annex, surrounded by approximately **2.6 hectares of private land**, ensuring seclusion and a pleasant connection with nature. The farmhouse has undergone a **high-quality, comprehensive renovation**, carried out using fine materials, with great attention to detail and state-of-the-art technology. The property is fully renovated and offers the possibility to customize the finishes and certain interiors according to personal taste, creating an exclusive home tailored to individual preferences.

The farmhouse is arranged over three floors. The ground floor comprises a living room, dining room, kitchen, laundry room, two bathrooms, cellar, two storage rooms and a technical room. The first floor features a hallway and two bedrooms, each with an en-suite bathroom, while the second floor houses a third bedroom with a private bathroom.

A further attractive feature is the **possibility of extending the property by an additional 100 m²**, as well as the presence of an **already approved project for the construction of a natural swimming pool**, which would further enhance the outdoor spaces and the surrounding landscape. Particular attention has been paid to sustainability and energy efficiency: the property benefits from **two private wells and a 30-kW photovoltaic pergola**, as well as state-of-the-art systems for underfloor heating and cooling and radiant heating and cooling, designed to ensure high levels of comfort throughout the year.

Located opposite the farmhouse, the annex is equipped with **two ovens**, ideal for preparing traditional Umbrian specialties and creating a pleasant convivial space for outdoor living.

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