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IMMOBILIARE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 1042 – **CASA SANT'ANNA**

RESTORED COUNTRY HOUSE FOR SALE IN UMBRIA, RIGHT ON THE TUSCAN BORDER

Città di Castello – Perugia – Umbria
www.romolini.co.uk/en/1042



Interiors
428 sqm

Bedrooms
5 (up to 6)

Bathrooms
4 (up to 5)

Land
2.5 ha

Swimming pool
14 x 4.5 m

In a panoramic position, roughly 500 m asl, restored villa with guesthouse and pool. The main building (over 300 sqm) currently includes 3 bedrooms and 3 bathrooms in a very charming and refined context. The guesthouse was a 13th-century chapel that has been converted into an independent house. A short distance from the house are the 14 x 4.5 m pool and the olive grove (100 trees) producing roughly 50 liters of olive oil per year.

SUMMARY OF THE PROPERTY

REFERENCE #: 1042 – CASA SANT'ANNA

TYPE: luxury villa with pool and olive grove

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: private unpaved drive (250 m)

INTERIORS: 428 square meters (4,605 square feet)

TOTAL ROOMS: 14

BEDROOMS: 5 (up to 6)

BATHROOMS: 4 (up to 5)

ANNEXES: guesthouse

MAIN FEATURES: visible stone walls, terracotta floors, ceilings with wooden beams and terracotta tiles, steel beams, glass balustrade, *terrazzo* flooring, double glazing, alarm system, automated gate, automated irrigation, swimming pool, olive grove, 13th-century restored chapel, anti-seismic buildings

LAND: 2.5 hectares (6.2 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 14 x 4.5 m

ELECTRICITY: already connected

WATER SUPPLY: mains water + private well

TELEPHONE: already connected

ADSL: yes

GAS: LPG

HEATING SYSTEM: radiators + stove + under the floor

CLOSEST CITIES AND TOWNS

Town with services (4km; 10'), Città di Castello (9km; 15'), Umbertide (30km; 30'), Arezzo (36km; 40'), Cortona (53km; 40'), Gubbio (59km; 1h 15'), Perugia (60km; 50'), Montepulciano (84km; 1h 15'), Pienza (90km; 1h 15'), Todi (103km; 1h 15'), Siena (103km; 1h 35'), Montalcino (107km; 50'), Florence (117km; 1h 40'), San Gimignano (154km; 2h)

CLOSEST AIRPORTS

Perugia San Francesco (62km; 40'), Firenze Vespucci (129km; 1h 35'), Bologna Marconi (193km; 2h 15'), Roma Ciampino (241km; 2h 40'), Roma Fiumicino (259km; 2h 50')



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CASA SANT'ANNA

In a panoramic position, roughly 500 m asl, restored **villa** with guesthouse and pool. The main building (over 300 sqm) currently includes 3 bedrooms and 3 bathrooms in a very charming and refined context. The guesthouse was a **13th-century chapel** that has been converted into an independent house. A short distance from the house are the **14 x 4.5 m pool** and the **olive grove** (100 trees) producing roughly 50 liters of olive oil per year.

Services are all available in the nearby village (4km; 10') and Città di Castello (9km; 15'). Other cities of **Tuscany** and **Umbria** are nonetheless reached in less than two hours (Umbertide, Cortona, Gubbio, Perugia, Montepulciano, Siena, Florence...).

DESCRIPTION OF THE BUILDINGS

The **villa** (328 sqm – 3,529 sqft, 3 bedrooms and 3 bathrooms) is laid over two floors. The lower level is pretty much a spacious open space, where each room has its own exit onto the garden. From the portico one can enter the villa through the main entrance connected in turn to a dining area with veranda, to the kitchen and to a side room. A door on the left side of the entrance leads into the studio with bathroom. From the outside, a door leads into a laundry.

On the upper floor is an ample living/music room with exposed beams on the ceiling and a gallery overlooking the lower floor. From here one can then pass into the sleeping area made up of three bedrooms (two of which with en-suite bathroom).

The building was fully restored by following the latest anti-seismic criteria, combining original elements (such as stone walls, wooden terraces, walnut flooring, *terrazzo* flooring and fireplaces) with modern solutions such as steel beams and glass balustrade. During the renovation it was also decided to install huge windows (all reinforced and with double glazing) on the eastern, southern and western sides of the house so that light can brighten the house all day long while also offering a stunning panoramic view over the surrounding countryside. While renovating it was decided to focus more on the living area of the house which ended up being very bright and spacious, but with just a few works one could rework the interiors and create two more bedrooms.

The **guesthouse** (100 sqm – 1,076 sqft, 2 bedrooms and 1 bathroom) is not far from the villa and is the result of the expansion of the 13th-century chapel (which is nowadays the main bedroom). The building is made up of a generous living/dining area, kitchen, bedroom with en-suite bathroom, and a mezzanine to be used as a bedroom with private bathroom. The structure has been rebuilt by following the footprint of the original structure. The building complies with current anti-seismic measures and has been micropiled to ensure the best stability. Thinking about energy efficiency, heating in the guesthouse is located under the floor and supported by a wood-burning stove.

EXTERIORS

The house is surrounded by 2.5 hectares of land that house a well maintained park with a rose garden and a 100-tree olive grove allowing for the production of up to 50 liters of olive oil per year. The remaining surface (roughly 1.0 hectare) is covered in mixed woodland.

A short distance from the villa is then the **14 x 4.5 m swimming pool**, boasting a beautiful contrast between the black lining of the pool and the light-colored stone of the sunbathing area.

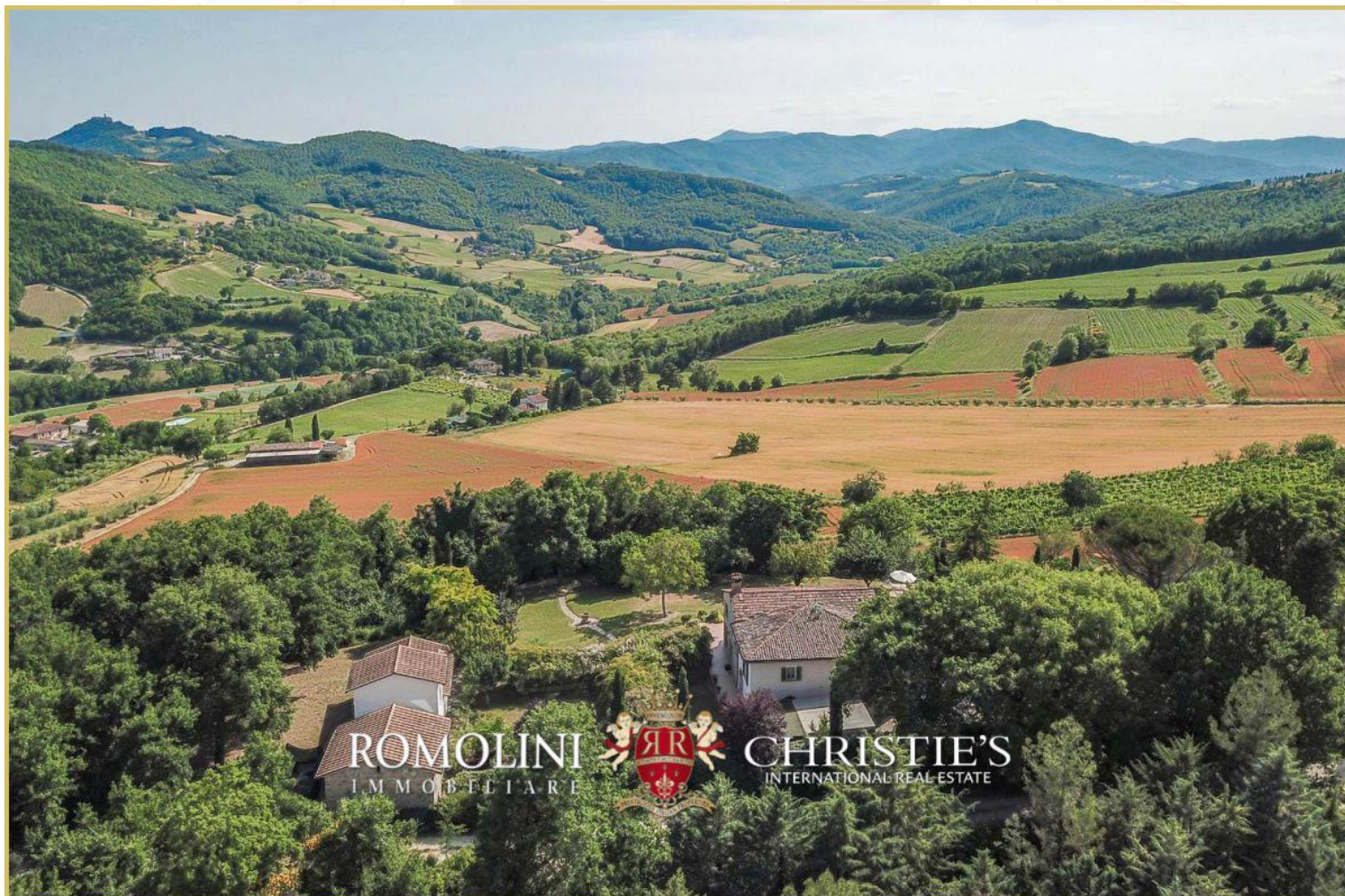
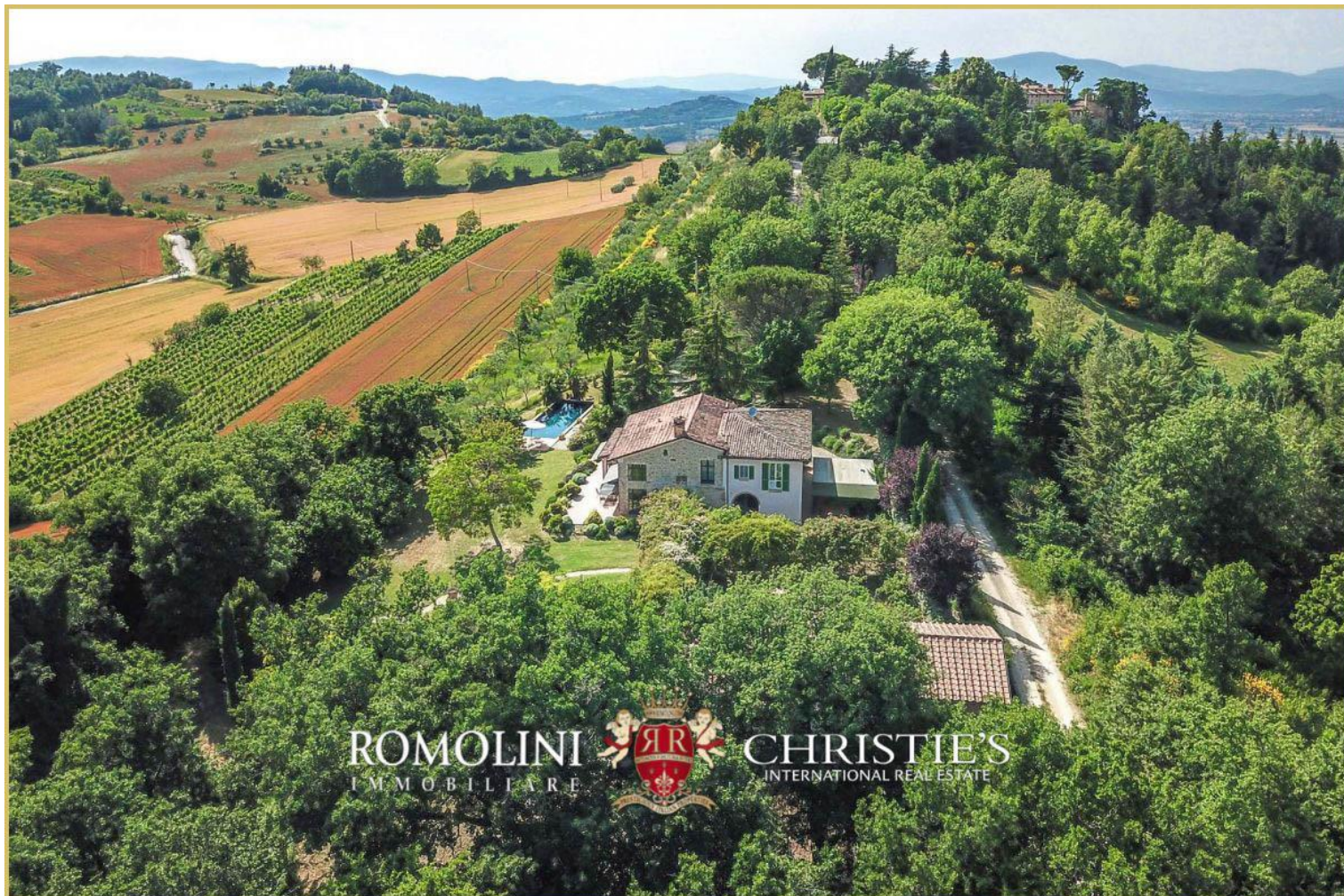
The property is partially fenced and access is granted by an automated gate that opens onto a graveled road leading directly to the house. Other secondary gates allow entering the property on foot from several points along the perimeter.



















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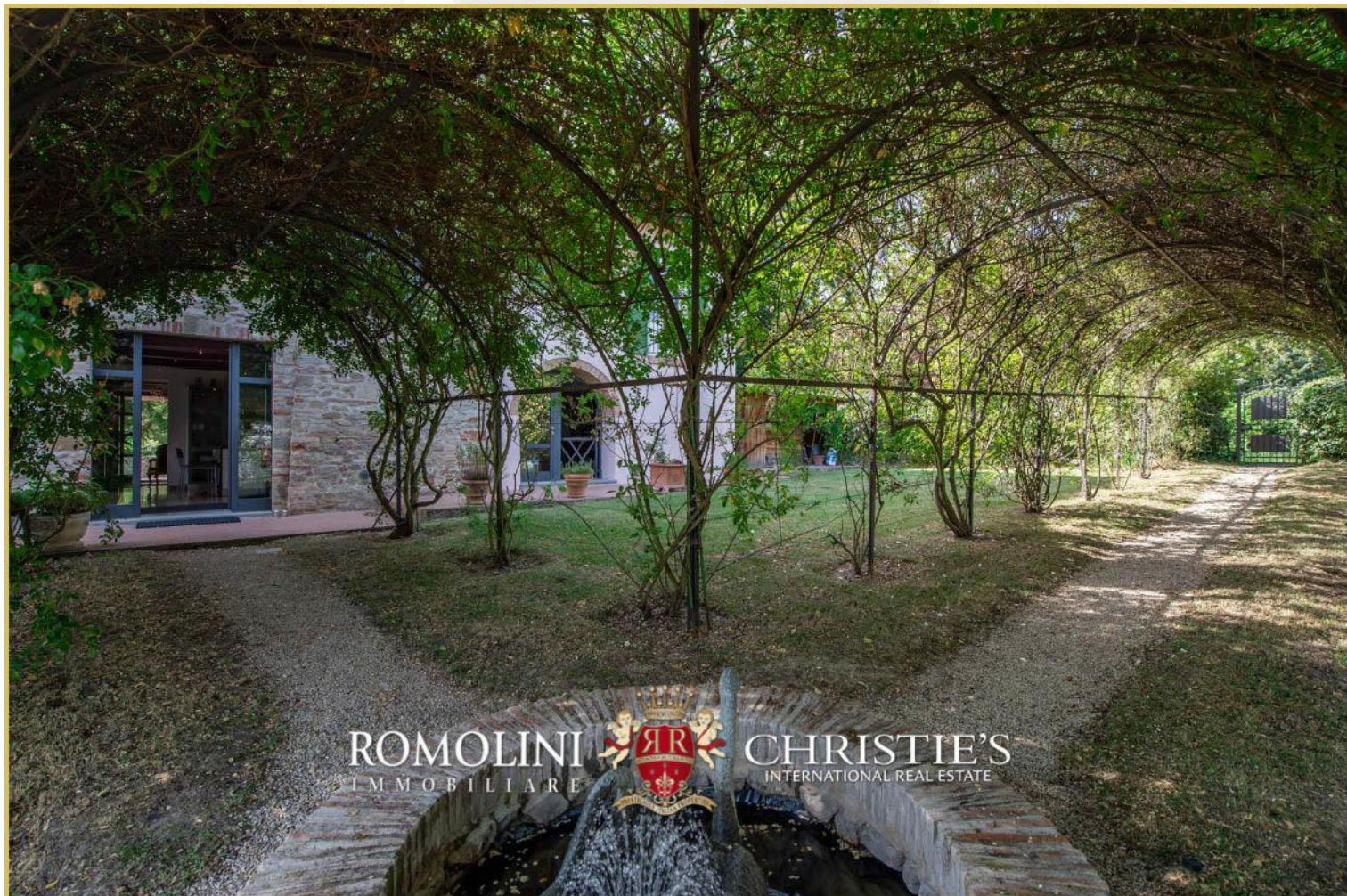
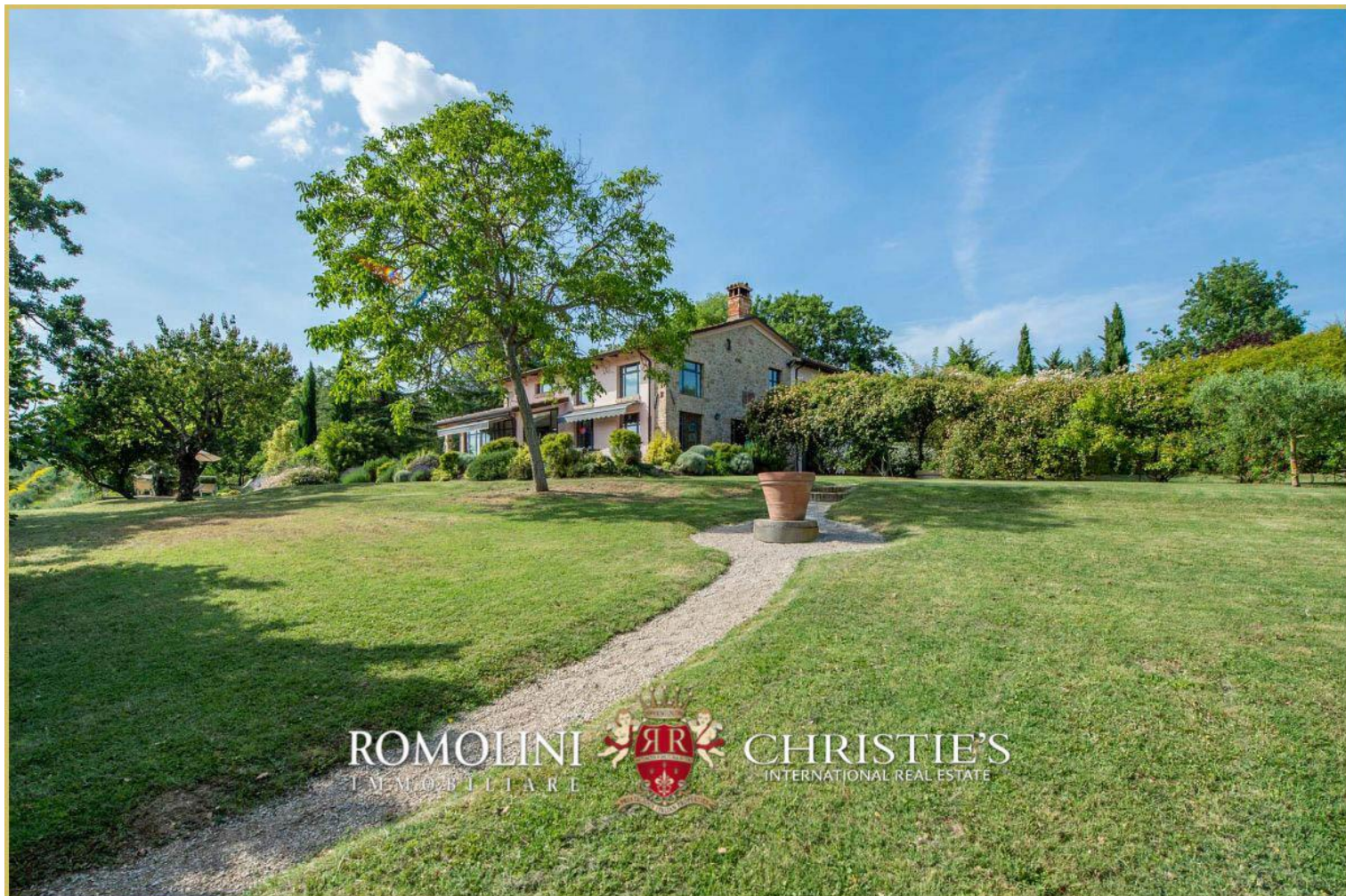
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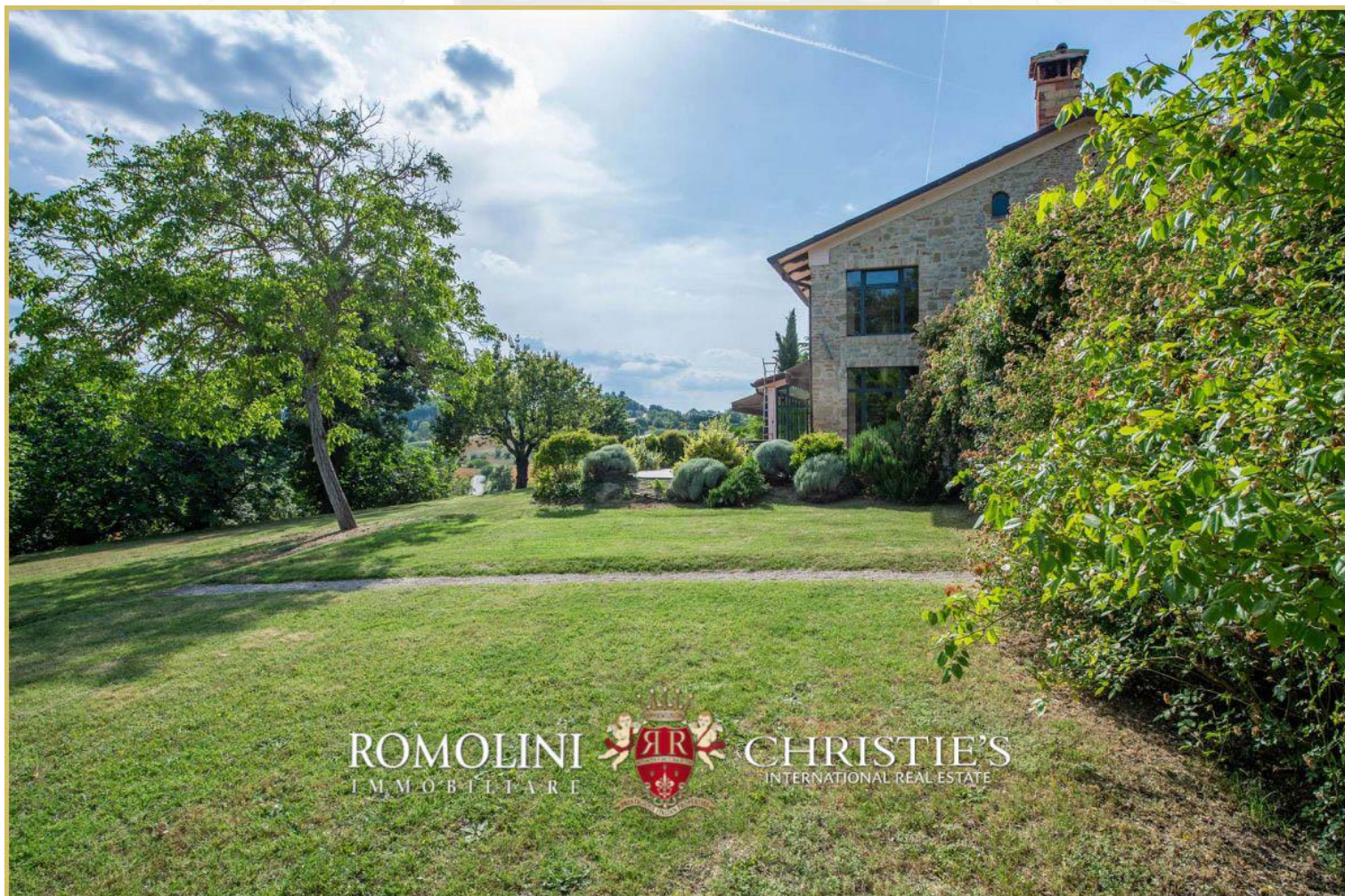




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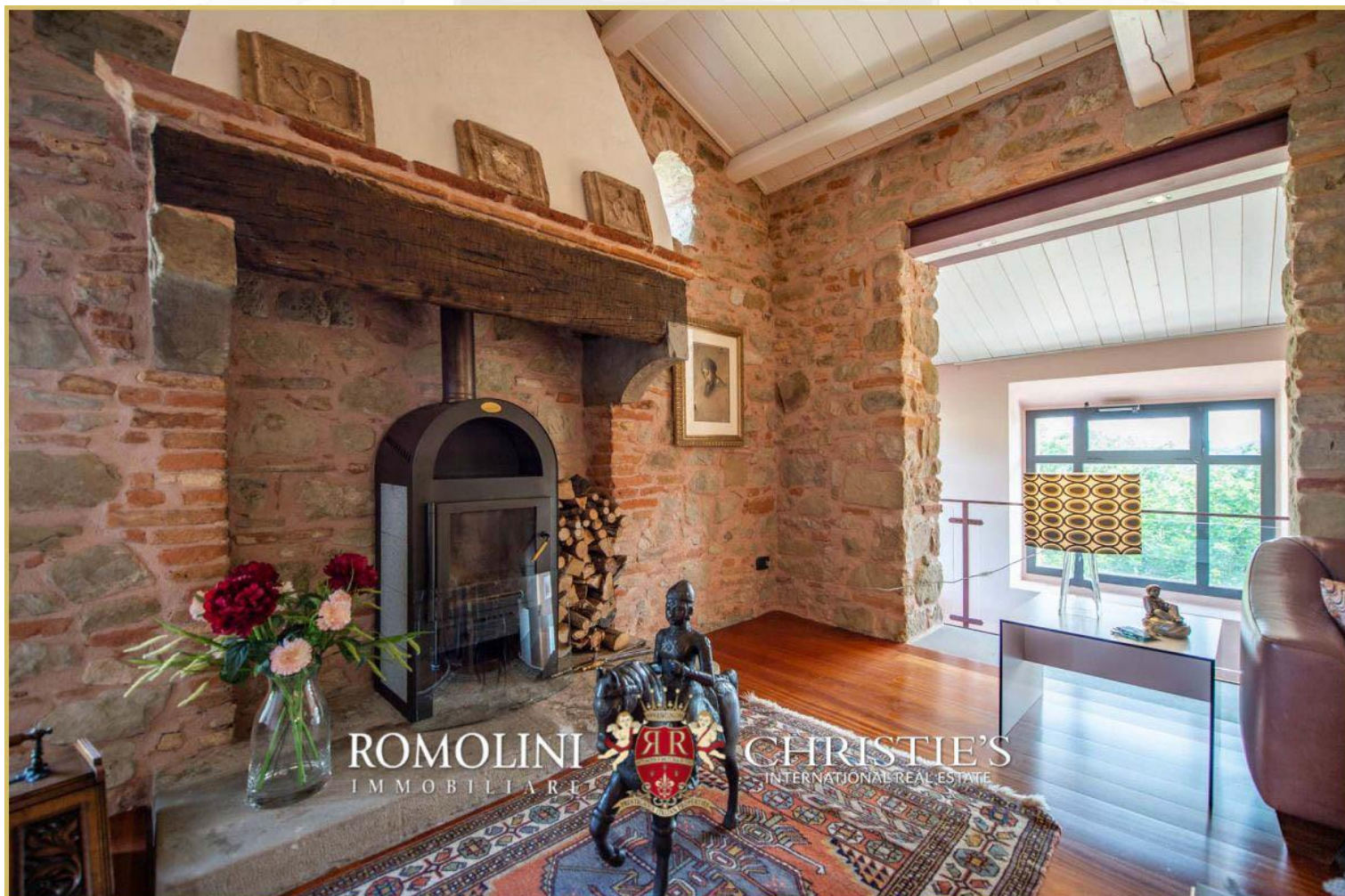




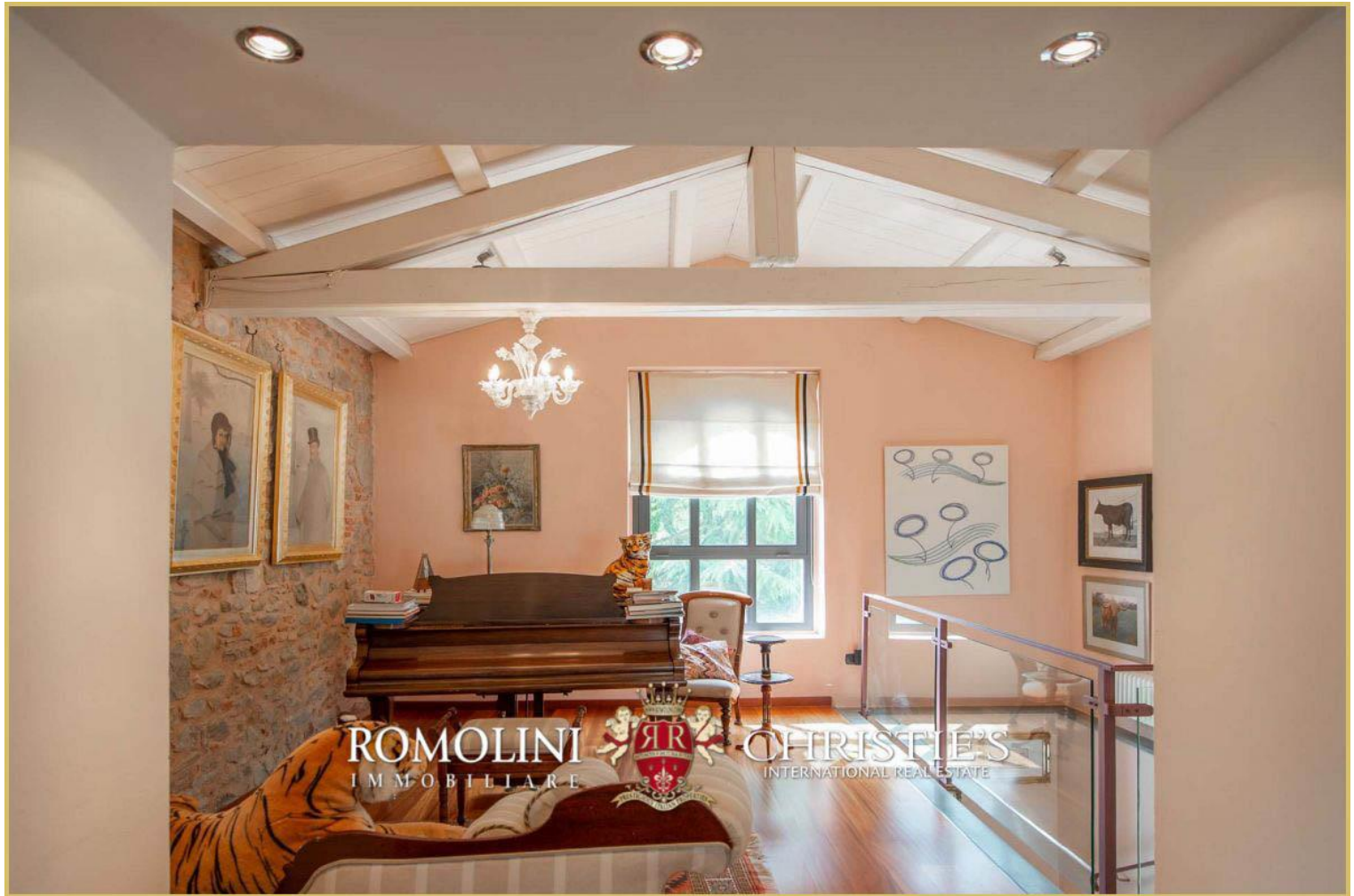














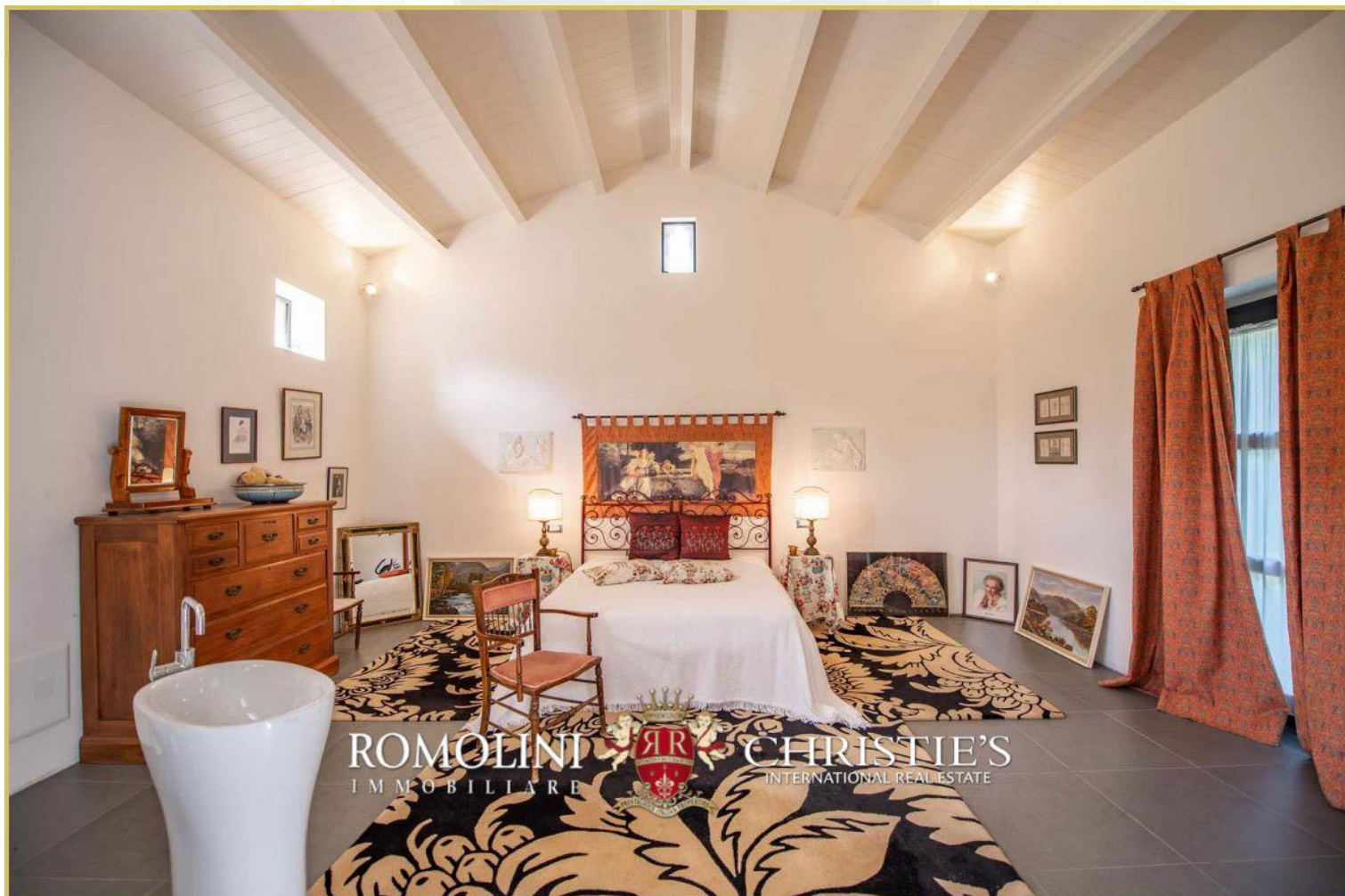














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