



# Rustic/Farmhouse/Court for sale in Città di Castello

## € 715.000

### Ref. CBI160-2553-24



**750 sq.m. | Bathrooms: 12 | Bedrooms: 12 | Rooms: 30**

#### PROPERTY DESCRIPTION

On the hills of the Umbria-Marche Apennines, surrounded by greenery on the border between Umbria and Tuscany and just a few kilometers from Città di Castello, we offer for sale this majestic medieval structure with its noble chapel.

A unique property, dating back to 1200, which enchants with its beauty and timeless charm. Thanks to its traditional architecture and its centuries-old history, it represents a perfect mix between tradition and modern comfort.

#### COMPOSITION

The complex measures a total area of over 750 m<sup>2</sup> and is made up of three main buildings, a large and elegant manor house with a noble chapel and two stone farmhouses, from which 10 independent apartments have been created, each equipped with kitchen, bedrooms, bathroom and served by independent heating.

#### STATE AND FINISHES

The property, which is completely renovated and in excellent condition, offers a harmonious distribution of the internal spaces, including welcoming living rooms with fireplace, spacious bedrooms and comfortable living spaces characterized by high ceilings with



exposed tiles and beams, terracotta floors and period details restored with extreme care.

#### OUTDOOR SPACES

The outdoor environments represent the strong point of this magnificent home, offering an exceptional context in which to entertain and relax.

Surrounded by 4 hectares of parkland, with lush lawns and well-kept gardens, this property represents a refuge of luxury and tranquility.

Furthermore, the large and green surrounding lands, the woods, the hills and the open fields allow a deep connection with the most intimate nature.

Furthermore, it offers the possibility of purchasing surrounding land, up to approximately 220 hectares.

#### THE POOL

The farmhouse is enriched by the presence of a large and beautiful swimming pool, in a strategic position, located on a splendid natural terrace and with a suggestive view of the valley.

Without a doubt a valuable added value to the property, a focal point of pleasure and relaxation that adds a touch of luxury and offers an oasis of peace and enjoyment during hot summer days.

#### USE AND POTENTIALITY

This property combines the comfort of a main residence that can be used as a first home for a family, with the potential of an investment with the rental of independent apartments.

Whether it is a main home or a secondary residence, it is ideal for those who want to immerse themselves in the beauty of the countryside and enjoy a high quality of life, fully enjoying the rural atmosphere and an authentic life experience .

## Certification

**Energy Class:** G

## Features

Property ID: CBI160-2553-24	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Voc. Pieve delle Rose, Loc. Fra, snc
Zip Code: 6018	Municipality: Città di Castello
Total sqm: 750 sq.m.	Bedrooms: 12
Bathrooms: 12	Rooms: 30
Internal condition: Excellent	Floor: On two-levels
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1200
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private	Kitchen: Present













**PER MOTIVI DI PRIVACY LE PLANIMETRIE  
SONO CONSULTABILI SOLO SU RICHIESTA**



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