



Casale Comunaglia, Umbertide



Details

Price : 375.000€
Area : 320 m2
Land : Yes
Pool : Yes
Location : 06019 Umbertide PG, Italia
Region : Umbria
Bedrooms : 4
Bathrooms : 3

Description

Casale Comunaglia is a traditional stone built former farmhouse dating back to the late 1700's, in the San Leo valley, just up from the village of Calzolaro, in Umbria, on the border with Tuscany, with stunning views over the surrounding hills and valleys. It is a 3 storey building with living accommodation on the first and second floors. There is an extensive garden with a small olive grove and incredible panoramic views. Original oak and chestnut beams are still visible in the living room and the bedrooms, together with terracotta flooring and a wooden ladder staircase to the second floor (now closed off). The second floor is accessed by a separate staircase built into the drying tower attached to the house. Casale Comunaglia represents a beautiful example of living history in Umbria.

The current owners bought the property in 2005 and gradually restored the house, the garden and outside areas. The first floor is a luxury self catering apartment with 2 double bedrooms, both with an en-suite bathroom, a large living room with pietra serena fireplace and a fully fitted kitchen. The second floor is a 2 bedroom, 1 bathroom self contained apartment with stunning views. A recent and

Features

Close to Shops, swimming pool, Village location, Wi-Fi, Wooden beams

Community Features

land fenced in, pizza oven, private parking, stunning views



very important addition is the creation of a 10m x 5m swimming pool with a mineral salt purification system; ideally positioned so that when you swim you get a panoramic view, it gets sun nearly all day.

The house has “agibilità” from the Comune of Umbertide and the apartment is rented out as a holiday rental apartment, providing a genuine income for any purchaser wishing to continue the business. Planning permission has been approved to turn the property into a single villa (rather than two apartments plus cellars and storerooms) on three floors, as follows.

Ground floor – laundry, summer kitchen and studio apartment with bathroom (shower, basin and wc). French doors opening onto loggia on two sides of the villa; First floor – fitted kitchen, living room, dining room/TV room, bedroom with en-suite bathroom, reception room with door leading to stairs to second floor; Second floor – Master bedroom with en-suite bathroom, two further double bedrooms (one with private terrace), bathroom, small sitting area; Loggia – wooden structure with tiled and beamed roof around 2 sides of the villa; Car port – for up to 3 cars.

The property is 320 m² and sits in a plot of land of 2,560 sq m, with an olive grove and a stunning view over the Upper Tiber Valley; it is totally fenced and a stone wall with wrought iron gate and railings was built from the house along the passing road to the neighbouring property. There is a swing round driveway (gravelled) with ample parking spaces and a beautiful sun terrace looking over the views beyond.

There is an excellent restaurant about 300 metres from the house.

With flights direct from London Stansted to Perugia with Ryanair, Umbria is now easily accessible with the property only half an hour drive from Perugia international airport.