

Rolling Hills

CHARMING ESTATES



Ref: UCR-011

Umbria - Perugia - Città di Castello

PRICE: 3.450.000,00

Rolling Hills Italy
Via Dell'Opio Nel Corso 62 - Montepulciano
www.rollinghillsitaly.com - info@rollinghillsitaly.com

GENERAL INFORMATION

Surface: 1100.00 Mq

Bedrooms: 9

Bathrooms: 6

Swimming-pool: 1

Land: 4.5 ha

UMBRIA - CITTÀ DI CASTELLO (Perugia) XVI century ancient noble estate that belonged to the Vitelli family for sale.

The estate (1125 sq. m), which has been completely restored using high-quality materials, comprises 9 bedrooms, 6 bathrooms and a 4.5 ha plot with swimming pool.

The 930 sq.m main villa is arranged over 3 floors plus a turret. It includes 7 bedrooms and 4 bathrooms.

The inside of the building is in mint conditions and it is characterized by elegant finishing touches and large and bright rooms that offer a breath-taking view.

Energy Class "E", EPI (Energy Performance Index) 113, 9716 Kwh/m2a

The property includes 2 annexes. The first one is divided into 2 guest apartments. Each of them has a bedroom, kitchen, sitting room and bathroom. The second annexe is used as a tool shed.

The estate is located on a hill, in a panoramic position.

The plot (4.5 ha) is a fully fenced parkland with a 6*12 heated swimming pool and a small olive grove with 300 plants.

DISTANCES: Even though it sits in a secluded position, the property is just 3 km (10 min) from the centre of Città di Castello. Several towns, such as Gubbio, Arezzo and Perugia are within 50 km (30/40 min). The nearest airports are Perugia (50 min), Florence (120 km – 1h30 min) and Rome (200 km – 2 h).

PLEASE NOTE: Rolling Hills estate agency mainly deals with the PROPERTY FINDER service, that is, the property search in Tuscany and Umbria upon specific requests. Please write to info@rollinghillsitaly.com, to describe the characteristics of your ideal home. We will be glad to help you realize your dream!



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