



UMBRIA REAL ESTATE

S I N C E 2 0 0 2

## CASALE DEL POETA



Ref: V50

Umbria - Perugia - Collazzone

PRICE: 550.000,00

Umbria Real Estate

Via Umberto I, 46 - Marsciano

[www.umbriarealestate.com](http://www.umbriarealestate.com) - [info@umbriarealestate.com](mailto:info@umbriarealestate.com)

## GENERAL INFORMATION

Surface: 335.00 Mq  
Bedrooms: 4  
Bathrooms: 4  
Swimming pool: No  
Terrain: 1 ha

In the green heart of Umbria this ancient farmhouse built about 2 centuries ago, is currently finely restored in the Umbrian style.

The house is located on a hill about 450 meters above sea level and enjoys a beautiful and wide panorama, is easily accessible, is about 7 km from the E45 highway, then 30 minutes from Perugia and / or S. Egidio, Rome it's about 1 hour and 30 minutes.

This 335 square meters farmhouse, with wooden beams and old terracotta tiles, plus a porch of 15 square meters is on two floors, connected both by an internal staircase and an external staircase with a panoramic veranda.

The property has 1 hectare of land with olive groves, walnuts, almonds and other fruits and it's surrounded by a fenced garden with irrigation system and some ancient olive and fruit trees,

Permission has been requested to build a swimming pool.

Utilities: digital and satellite TV, internet telephone, main water and well, LPG heating, gravel road only 100 m.

The farmhouse, even though has 2 other properties nearby, it enjoys full privacy.

Energy class: G