



## Villa for Sale in Città di Castello

€ 960.000

Ref. CBI160-2598-157



**780 sq.m | Bathrooms: 11 | Bedrooms: 11 | Rooms: 16**

### PROPERTY DESCRIPTION

Nestled in the authentic landscape of the Upper Tiber Valley, just minutes from Città di Castello and Monte Santa Maria Tiberina, this early 19th-century stone residence enchants with its history, atmosphere, and tranquility.

The property is divided into two main buildings, connected by internal courtyards and expertly maintained gardens, creating a harmonious and private whole, rich in charm and charm.

### INTERNAL COMPOSITION

The main villa is spread over three levels, connected internally, for a total surface area of approximately 580 m2.

On the ground floor, a large living area welcomes guests with a bright lounge featuring a fireplace, a professional kitchen, and a magnificent antique oven, an authentic guardian of rural tradition.

The first floor hosts five generous double bedrooms, all with en-suite bathrooms, characterised by natural light and relaxing views of the surrounding greenery.

The attic floor offers additional living space: three bedrooms and a bathroom, ideal for guests, extended family, or staff.

At the rear of the villa is a 200-square-meter outbuilding: one section has already been renovated, comprising a living room with kitchen, two bedrooms, a bathroom, and a mezzanine; the other section is in an advanced state of repair, ready to be customized to suit



your needs and taste.

#### OUTDOOR SPACES

The land, approximately 60,000 square meters, encompasses the property with a scenic, pristine pine forest and a productive olive grove with approximately 70 trees, which produce an excellent extra virgin olive oil.

The 14 x 7 m panoramic swimming pool, with a uniform depth of 1.40 m, is designed as an oasis of relaxation, perfect for enjoying nature and the open view of the landscape.

#### STATE AND FINISHES

In the early 2000s, the residence underwent a careful conservative restoration aimed at preserving its original architectural identity. Antique terracotta floors, exposed wooden beams, and double-glazed windows define a warm, authentic, and enduring style.

#### USE AND POTENTIAL

A rare property, dedicated to those seeking tranquility, nature, and timeless charm.

Perfect as a private residence, it also lends itself to becoming a charming accommodation facility, boutique hotel, wellness retreat, or hospitality home.

#### DISTANCES AND POSITIONS

##### City

Città di Castello 10 km  
Anghiari 19 km  
Sansepolcro 20 km  
Arezzo 38 km  
Perugia 60 km  
Florence 110 km

##### Sea and Lakes

Montedoglio Dam 25 km  
Lake Trasimeno 70 km  
Adriatic Sea 100 km

##### Airports

Perugia Airport 60 km  
Florence Airport 110 km  
Pisa Airport 190 km  
Rome Airport 240 km

## Certification

**Energy Class:** F

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## Property Informations

**Address:** Vocolo Burgne, 12

**Zip Code:** 6012

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**Bedrooms:** 11

**Bathrooms:** 11

**Rooms:** 16

**Internal condition:** Good

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**Floor:** 3

**Total floors:** 3

**Parking space:** Uncovered

**Date of construction:** 1800

**Current Status:** Available after the deed of sale

**Garden:** Private

**Kitchen:** Eat-in kitchen

**Garage:** Shed



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