



UMBRIA REAL ESTATE  
S I N C E 2 0 0 2

## CASALE LA TORRE



Ref: NV945

Umbria - Terni - Amelia

PRICE: 590.000,00

## GENERAL INFORMATION

Surface: 430.00 Mq  
Bedrooms: 6  
Bathrooms: 8  
Swimming pool: Si  
Terrain: 0.6 ha

Splendid farmhouse entirely in stone, in a hilly position protected by a village and with a large olive grove park with swimming pool. Important residential building on 2/3 levels in addition to a 4-level tower.

The recently built construction has been cared for with all the typical materials of the Umbrian tradition, expertly used and worked, to create a truly beautiful, functional and rich structure.

The farmhouse is divided into the basement, ground and first floors, and is connected to the splendid tower distributed over 4 floors, which makes the structure unique and characteristic.

In addition to the residential building we can count another building intended for a vehicle garage / cellar / laundry room and a tool shed.

All the buildings are made of exposed stone with bricks at the corners.

The floors are all in handmade terracotta and the ceilings are all made of chestnut beams and overlying handmade terracotta tiles.

All the internal and external fixtures are in handcrafted chestnut wood.

The building is distributed in various rooms in a "U" shape that welcomes in the center a splendid courtyard with a portico, all made of exposed bricks.

The surface of the garden that surrounds and envelops this wonderful property is approximately 6000 square meters, with olive trees and a large cistern that collects rainwater for the garden irrigation needs.

The property is ideal both as a residence/representation house, and as a property to be put to income in a tourist-accommodation business, as it can already be divided into 4 completely independent units that can be used separately.

What gives value to this unique structure is its location, on the edge of the village, with services within walking distance, in a hilly landscape context that offers the possibility, in addition to enjoying an excellent fresh climate and pure air that comes directly from the surrounding elm oak woods, also of paths for trekking, mountain biking, biking etc.

Energy class F