



## Estate with Multiple Properties for Sale In Cortona Tuscany Italy



### Information de l'agent

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Expérience since:	2002
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Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 321,720.28

#### Location

Pays:	Italie
État/Région/Province:	Toscane
Ville:	Cortona
Adresse:	66
Indicatif régional:	52044
Soumis:	21/04/2025

#### Description:

Estate with Multiple Properties for Sale In Cortona Tuscany Italy

Esales Property ID: es5554567

Casa Dogana

Fr Falzano Dogana

52044

Cortona

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## Italy

For Sale: La Dogana – A Unique Historic Property near the Umbrian Valley

Steeped in history and nestled in a tranquil Umbrian valley, La Dogana, meaning 'The Customs,' offers a rare opportunity to own a substantial and characterful property with flexible living spaces and breathtaking surroundings.

### Location:

- \* Quiet, secluded valley location on a gentle bend in a minor road.
- \* Conveniently located on the Umbrian side, just 3 miles from the charming village of Petrelle.
- \* Easy access to larger towns: Trestina and Città di Castello are within a 20-40 minute drive from Petrelle.
- \* A scenic 40-minute drive through picturesque woodland and offering stunning valley views leads to the Tuscan gem of Cortona.

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### The Property:

This impressive estate comprises:

- \* Generously Proportioned Main House: Spanning three floors with numerous rooms offering immense potential.
- \* Independent Tobacco Tower: A unique two-storey building now converted into a self-contained flat with a double bedroom, kitchen, bathroom, and living area, featuring its own private entrance.
- \* Self-Contained Flat Another independent unit offering a double bedroom, kitchen, bathroom, and living area with its own entrance.

### Key Features:

- \* Historic Significance: Dating back to circa 1550, originally a customs house, boasting architectural features reflecting its past. Evidence of this rich history includes original studded wooden double doors and carved dates (1789 & 1918) on the rock face.
- \* Flexible Accommodation: The main house offers six potential bedrooms, two bathrooms, a kitchen, a study/music room, and two living areas. The separate tower and flat provide excellent guest accommodation or potential rental income.
- \* Original Features: Beautifully preserved original terracotta tiled floors (waxed) and sandblasted and treated wooden beamed ceilings throughout the main house (excluding modern bathrooms).
- \* Thick Stone Walls: Ensuring a cool and comfortable interior even during the hottest summer months.
- \* Shuttered Windows: Providing privacy and insulation.
- \* Multiple Entrances: Including original street entrances to both the main house and the flat, and a more frequently used entrance to the main house via the first-floor kitchen with a built-in pizza oven.
- \* Impressive Stone Staircase: A wide and high-ceilinged staircase ascends through the heart of the main



house.

\* Unpurposed Ground Floor Space: Three interconnecting rooms in the main house offer a blank canvas for new owners to create their ideal spaces.

Outdoor Space:

- \* Approximately One Acre of Landscaped Garden: Surrounding the buildings on three sides.
- \* Loose Gravel Driveway: Providing access from the road to the side of the house.
- \* Private Parking Area: Located at the far end of the large garden.
- \* Automated Sprinkler System: For the main lawn area.
- \* Well: The primary water source for the property.
- \* Unlandscaped Raised Area: Offering further potential for development.
- \* Stone Flagged Pathway: Leading from the garden to the back entrance of the main house.
- \* Wide Pathway Around the Tobacco Tower: Providing space for outdoor dining or relaxation with lovely morning sunlight.
- \* Tiled Terrace: A large sun-drenched terrace above the flat, perfect for enjoying the afternoon sun and sunset views across the valley.
- \* Attractive Pond with Fountain: Located by the rock face with a smaller fruit tree garden.
- \* 'Dungeon-like' Room: A mysterious low opening to a rock-carved room (sealed with glass).
- \* Mature Screening: Shielded from the quiet road by mature cyprus trees and a high wall topped with lavender and rosemary.
- \* Brook and Stream: A brook runs along one side of the front field, fed by a stream tumbling down the wooded hill opposite.
- \* Surrounding Nature: Bordered by a narrow field (currently sunflowers or tobacco) to the front and steep, wooded hills to the back, with diverse local wildlife and the occasional visit from a local honey vendor.

This exceptional property offers a unique blend of historical charm, flexible living arrangements, and stunning natural beauty in a peaceful yet accessible location. Viewing is highly recommended to fully appreciate the character and potential of La Dogana.

## ABOUT THE AREA

Petrelle is a charming frazione (hamlet) within the comune (municipality) of Città di Castello, located in the province of Perugia, in the heart of the Umbria region of central Italy. Situated at an elevation of approximately 295 meters (968 feet) above sea level, Petrelle offers a tranquil and picturesque setting characterized by rolling hills, verdant landscapes, and a slower pace of life. Despite its small size, with a recorded population of just 81 inhabitants in the 2001 census, Petrelle retains an authentic Italian character, likely featuring traditional stone buildings and a close-knit community. The surrounding area is typical of Umbria, known for its agricultural land, olive groves, and vineyards, contributing to the region's renowned culinary traditions.

The location of Petrelle provides a balance of peaceful rural living with convenient access to larger towns and cultural centers. Città di Castello, the main municipality to which Petrelle belongs, offers a wider range of amenities, shops, and historical attractions. The proximity to the border with Tuscany also means



that residents and visitors can easily explore the famed landscapes and artistic treasures of that neighboring region. The description of La Dogana, situated just three miles from Petrelle, highlights the area's natural beauty, with its quiet valley, nearby brook, and wooded hills, all contributing to the area's appeal for those seeking a retreat in the Italian countryside.

For those traveling to or from Petrelle, several airports serve the Umbria region and its surroundings. The closest airport is likely Perugia San Francesco d'Assisi – Umbria International Airport (PEG), located near the city of Perugia, which is approximately a 15-minute drive from Umbria's main city. While Perugia Airport offers some international and domestic flights, it is a smaller airport. For a wider range of international connections, travelers often use airports in neighboring regions.

These include Rome Fiumicino International Airport (FCO) and Rome Ciampino Airport (CIA), both located in Rome, which are further south but offer extensive international and domestic flight options. To the north, Florence Airport, Peretola (FLR), and Pisa International Airport (PSA) are also viable options, providing further connections, particularly for those also wishing to explore Tuscany. Travel from these larger airports to Petrelle would typically involve a combination of train or bus travel to reach the Umbria region, followed by local transport or car hire to reach the hamlet itself.

## MAiN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 2000m<sup>2</sup> plot
- \* 7 Bedrooms between all dwellings
- \* 4 Bathrooms between all dwellings
- \* Stunning Views
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	7
Salle de bains:	4
Pied carré fini:	300 m <sup>2</sup>
Dimesions du lot:	2000 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/AsPsM4GgD1M>



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