



Casale Collebrano



Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 433,008.92

Location

Pays:	Italie
État/Région/Province:	Ombrie
Ville:	Marsciano
Soumis:	27/11/2025

Description:

Casale Collebrano is located between the hills of Todi and Perugia, immersed in nature and offering an enviable view that can be enjoyed from every room. Access to the portion of the farmhouse is through an independent iron gate, immediately followed by ample parking space. The 800 sqm fenced garden surrounds the house on two sides, ensuring complete privacy and independence from the only other unit of the house. From the garden, the view opens to the west, with breathtaking sunsets that kiss the generous porch and pool area. The house extends over 211 sqm. The ground floor is connected to the garden by several French doors that open onto both the dining and living areas as well as the kitchen on the opposite side. A very interesting feature of the ground floor is the large open space interrupted by wide arches. Here you will also find a separate kitchen and a guest bathroom. The first floor welcomes you with a spacious corridor, from which the bedrooms open, all facing the garden and very bright; two of these have en suite bathrooms. To complete the layout, there is a large bathroom with a bathtub. The corridor also provides access to the attic. Externally, adjacent to the pool, there is an additional independent room with services, currently registered as a 42 sqm storage room.

The farmhouse was completely renovated in 2007 and is in good condition. Traditional materials have been used, such as terracotta flooring. Externally, the exposed stone combined with plaster has been preserved.

All utilities are available and connected.

This property is perfect both as a primary residence and as a second home, potentially for the holiday



rental market.

Casale Collebrano is located on the edge of a small medieval village, nestled in the hills between Todi and Perugia. Access is via a short gravel road of approximately 200 meters. The location is strategic for reaching Rome due to its proximity to the E45 motorway. Perugia and Todi are accessible within 40 minutes, while Rome is 2 hours and 15 minutes away.

The Great Estate group, for each acquired property, conducts a technical due diligence through the seller's technician, allowing us to thoroughly understand the urban and cadastral status of each property. This due diligence can be requested by the client upon genuine interest in the property.

Condition: Reformed
Année: 1980

Commun

Dimesions du lot: 800 m²

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/KPMQ-T2391/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 9890

