



## Casale della Loggetta



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 389,191.51

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Avigliano Umbro
Geplaatst:	08-04-2026

### Omschrijving:

Il Casale della Loggetta, a short distance from the historic center of Avigliano Umbro, with open views over the rolling hills, extends over a plot of approximately 5,000 square meters of arable land with trees, featuring 45 productive olive trees that define the landscape and offer a private agricultural experience. The building, with a gross saleable area of approximately 403 square meters, features facades in local stone and warm-toned plaster, a traditional tiled roof, and articulated volumes that recall classic Umbrian rural architecture. An upper-floor loggia and a ground-floor portico create covered spaces ideal for enjoying outdoor living in seamless continuity with the interiors. The farmhouse is arranged over two main levels in addition to ancillary volumes. Access to the approximately 120 square meter unit, fully renovated internally and completed in 2012, is from the first floor via an external stone staircase leading to the covered loggia, a distinctive architectural feature that enhances the entrance. On the first level, you are welcomed by a spacious living room with a masonry fireplace and a striking open-design staircase with a metal structure and wooden treads. The ceilings feature exposed wooden beams in every room. Windows on multiple sides ensure excellent natural light and pleasant views of the surrounding greenery. This floor is completed by a separate kitchen to be furnished, a bathroom, and an additional multifunctional room, ideal as a study, dining room, or third bedroom. From the living room, the staircase leads to the upper floor where the sleeping area comprises two bedrooms and a bathroom. The spaces are well distributed and suitable both for a permanent residence and for hospitality purposes.

Excellent condition of the finishes in the renovated section.

The renovated unit is equipped with methane gas heating. The sewage system is connected to the public network.



The property is ideally suited to serve as a multi-family residence, a holiday home, or to be incorporated into the tourist rental market.

The farmhouse, set among rolling green hills and just moments from the historic center of Avigliano Umbro, enjoys a strategic location thanks to its proximity to the E45 highway, providing easy access to the many charming medieval villages of Umbria.

The Great Estate group carries out, on every property acquired, a technical due diligence through the seller's appointed technician, allowing us to thoroughly understand the urban planning and cadastral status of each asset. This due diligence report may be requested by the client upon expressing genuine interest in the property.

Registered to private individuals Более детальная информация по данному объекту, а также индивидуальная консультация с русскоговорящим специалистом доступны по запросу.

Conditie: Reformed  
Gebouwd: 2012

### **Algemeen**

Lot Afmeting: 5000 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/KPMQ-T2514/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2514/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 10403

