



Casale Colonna



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 503,226.58

Location

Country: Italy
State/Region/Province: Umbria
City: Fabro
Posted: Mar 16, 2026

Description:

In Umbria on the border with Tuscany, in a convenient and flat area served by bars, pizzerias, and the Rome-Florence motorway and railway network, for sale a habitable vintage-style stone farmhouse with potential annex, surrounded by approximately 1 ha of land. The property, measuring about 350 mq on two levels, is composed as follows: - Ground floor: entrance hall, living room with fireplace, spacious dining room with fireplace and kitchen, one double bedroom (or multipurpose room), one bathroom, and a large portico with brick columns. - Upper floor: sleeping area with six bedrooms (two with en suite bathrooms), a third bathroom, storage room, and a spacious panoramic terrace. - Basement level: room to be renovated with charming vaulted ceilings offering great potential for a characteristic tavern and a spa area, as well as convenient service rooms and garages; accessible both by an external staircase and direct access from the road frontage. Additionally, there is a detached agricultural annex to be renovated of approximately 87 mq, with the possibility of being converted into residential use as a potential guesthouse, featuring a beautiful tall room with wooden and brick ceiling. Garden courtyard and agricultural land completely surrounding the house, fully fenced, of approximately 1 ha with automatic gate and irrigation well. Interesting as a private residence but also as a potential b&b, where part of the property could be dedicated to hospitality use and the second apartment and guesthouse restored. Sheltered by trees and beautiful cypress trees from the nearby commercial area, where we also find a tobacconist, bar, 2 pizzerie, 3 restaurants, a bank and the Rome-Florence motorway exit, the property enjoys charming views over the countryside and the medieval village of Fabro.

Habitable and functional, bright with large windows and a terrace; it features external stone walls and a roof with red tiles. Inside, there are high-quality single-fired ceramic floors and parquet flooring in the



bedrooms. Wooden window frames with double glazing. Mosquito screens on the ground floor. External wooden shutters. On the first floor, 2 bathrooms with bathtub and shower and 1 bathroom with shower only. On the ground floor, a guest bathroom. Potential enhancements to make it more traditional and possibility for a swimming pool.

All utilities are in place, with connection to the public aqueduct and a private well. LPG heating system with 2 boilers (one per floor), plus a pellet stove on the ground floor. 2 wood-burning fireplaces. Possibility to install solar and photovoltaic panels.

Potential thanks to its convenient and strategic location at the crossroads of three regions: Umbria, Lazio and Tuscany, the property is habitable and fully functional, ideal both as a private residence and as a hospitality structure (B&B), with ample scope for customization to enhance its characteristic style. Possibility of 2 apartments with independent entrances and a guesthouse in the annex. Generous spaces such as the basement level and the annex can be further optimized. An attractive investment opportunity with potential for continued short- or long-term rental income.

In Umbria, bordering Tuscany, with direct access from a paved road, set in a convenient and flat area with no unpaved roads, steep descents, or challenging climbs. Within walking distance are bars, restaurants, and pizzerias. Just over 1 km away is the Rome-Florence motorway and railway network, connecting the whole of central Italy.

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

Rented until November 2026; for viewings, dates and times must be arranged with the tenant.

Condition: Reformed
Built: 1950

Common

Lot Size: 9700 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/KPMQ-T2487/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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