



## CASALE ALLERONA

*This stone farmhouse offers the perfect opportunity to restore and add on to a wonderful historic building.*

PRICE	EUR 190.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	The existing building measures approximately 168sqm and it comes with a further 100sqm of building allowance. The sale includes just under a hectare of private land surrounding the property.

**RENTAL  
POTENTIAL**

Upon purchase, Special Umbria is available to project manage the renovation, additional build and styling of this property for an agreed fee. On completion of the project, if the property matches Special Umbria's style, we would be happy to consider it for our rental portfolio. We also offer full property management services throughout the year. More information is available on our Property Services page.

**SLEEPS  
BEDROOMS  
BATHROOMS  
LOCATION**

GPS: 42.791636,11.9661319  
Scan the picture below with a suitable smartphone or tablet computer:

**INTRODUCTION**

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Casale Allerona is a traditional square Umbrian farmhouse in a fabulous hillside location, close to the 13th century church of San Nicola alla Meana and not far from Orvieto. Immersed in the rolling beauty of central Italy, the property offers far-reaching views and an exciting opportunity to restore and add to the existing farmhouse.

The structure, although a ruin, has original features such as large stone fireplaces, big windows and exposed beams, that provide an excellent footprint for renovation. The sale includes 100sqm of building allowance and there are further opportunities outside, where porches, terraces and a pool can be designed according to the owner's taste.

**LAYOUT**

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**BEDROOMS**

The buyer can decide the number, layout and design of the bedrooms at the start of the renovation project.

**BATHROOMS**

The buyer can decide the number, layout and design of the bathrooms at the start of the renovation project.

**KITCHEN**

The buyer can decide the layout and design of the kitchen(s) at the start of the renovation project.

**LIVINGROOM**

The buyer can decide the number of rooms, layout and design of the living space at the start of the renovation project.

**OTHER ROOMS**

The number, layout and design of all other rooms, such as a larder, wine cellar, tech room, utility room and built-in wardrobes, can be decided by the buyer at the start of the renovation project.

**FACILITIES**

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**OUTSIDE**

At the start of the project, the buyer can decide on the landscaping, including a pool, terraces, porticos and planting.

**TECHNICAL**

All technical decisions can be made during the renovation project.

**ENERGY**



TBD

## OTHER FEATURES

## DIRECT ENVIRONMENT

Casale Allerona is private but not overly secluded. Located on a hillside and surrounded by woods, the house has vast views across the entire valley. The property is accessed by a 1.7km-long track which is in need of maintenance in places. The current owner is looking into this. The property enjoys the best of both worlds – it is immersed in nature and yet Allerona is ten minutes away by car.

## PROPERTY MANAGEMENT

SpecialUmbria can look after the buyer's needs at each step, from completion of sale, through interior and exterior design, renovation and build, to furnishing the completed property. SpecialUmbria also offers a full, year-round property management service and we can add the property to our holiday rental portfolio, if desired. You can find further information in the Property Services section.

## NOTES

The asking price refers to the property and land in its current state, as described in this profile.

## SURROUNDING

### TRAVEL

*Air:* The nearest airports are Perugia [PEG] (97km); Rome Ciampino [CIA](150km); Rome Fiumicino [FCO] (170km); and Florence [FLR] (180km).

*Train:* There is a train station in Orvieto (20km) which is about an hour's train journey from Rome. There is also a station in Fabro (30km).

*Road:* The motorway exit closest to the property is at Orvieto on the A1 connecting Rome to Florence or at

Fabro, connecting Rome to Siena.

## DISTANCES

Allerona Scalo (4km); Orvieto (20km); Fabro (30km); Parrano (34km); Montegabbione (37km); Monteleone d'Orvieto (37km); Lago di Bolsena (38km); Città della Pieve (42km); Piegara (43km); Montepulciano, which is famed for its wine (53km); Perugia (55km); Panicale (57km); Todi (57km); Paciano (58km); Castiglione del Lago (67km); Montalcino (70km); Assisi (71km); Corciano (76km); Cortona (77km); Deruta (80km); Spoleto (100km); Porto Santo Stefano (120km); Siena (124km); Norcia (143km); Rome (145km); Giglio Island (147km); and Florence (168km).







Please check this profile on our website for more pictures. Thank you.