



CASALE ALLERONA

This typical farmhouse exposed in local stone is like a blank sheet of paper on which to design and realize your ideal home.

PRICE	EUR 190.000
SALES CATEGORY	SpecialUmbria project
DIMENSIONS	The existing building measures approximately 168 sqm; another 100 sqm is allowed to be constructed. The offer also includes 8640 sqm of surrounding private land.

**RENTAL
POTENTIAL**

Upon purchase, Special Umbria is available to project manage the finishing build and styling of this property for an agreed fee. On completion of any renovation 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 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**

Casale Allerona enjoys a strategic and dominant position over the surrounding landscape. Completely immersed in the typically hilly natural beauty of central Italy, in a historical and naturalistic area of great value, offering incredible and far-reaching views.

The farmhouse is located approximately 380 metres above sea level and just 300 meters from the 13th century church of San Nicola alla Meana, absolute guarantee of calm, tranquility and total absence of anthropic elements.

The property has the characteristics of ancient farmhouses, with exposed wooden beams and needs to be completely renovated.

There are further opportunities outside, where porches and terraces can be designed according to the owner's taste.

LAYOUT**BEDROOMS**

The number, layout and design of the bedrooms can be fully decided by the buyer upon the finishing project.

BATHROOMS

The number, layout and design of the bathrooms can be fully decided by the buyer upon the finishing project.

KITCHEN

The number, layout and design of the kitchen(s) can be fully decided by the buyer upon the finishing project.

LIVINGROOM

The number, layout and design of the living rooms can be fully decided by the buyer upon the finishing project.

OTHER ROOMS

The number, layout and design of all other rooms (like wine cellar, technical and utility areas, wardrobes, etc.) can be fully decided by the buyer upon the finishing project.

FACILITIES**OUTSIDE**

During a finishing project, terraces and landscaping can be decided.



TECHNICAL

All technical equipments will need to be decided upon the renovation project.

ENERGY

TBD

OTHER FEATURES

DIRECT ENVIRONMENT

Casale Allerona enjoys complete privacy, is located on the top of a hill and is surrounded by woods. The property has vast wide views across the entire valley. A dirt road of about 1,7 km, in some tracks in need of maintenance that the owner is looking into, leads up to the property. Although not very remote or far from the town of Allerona, the property is located in the middle of nature.

PROPERTY MANAGEMENT

SpecialUmbria can look after every step from acquisition to full finishing/completion, interior and exterior design. Upon completion SpecialUmbria can offer full property management services all year through for this property, as well as renting out if desired. You can find more information in the separate section 'Property Services' on this website.

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); Florence [FLR] (180km); Rome Ciampino [CIA] (150km); Rome Fiumicino [FCO] (170km); Ancona [AOI] (200km); and Pisa [PSA] (245km). Train: There

is a train station at Orvieto (20km) and Fabriano (30km). Road: The motorway exit closest to the property is at Orvieto or Fabriano.

DISTANCES

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







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