



SPINA, UMBRIA







# Castello S. Apollinare

## Spina, Umbria

**Farm Estate with XI century castle, 70 hectares of land and Casa Colonica**

**Total floor space** Castle 1.575 sq.m. Total land 74 hectares (all measurements are approximate)

\*\* This property is under the protection of the Cultural and Historical authorities which preserves its heritage and beauty - further works are subject to permits and permissions \*\*

A unique opportunity to purchase this portion of a medieval castle within the borgo of S. Apollinare close to the village of Spina. Once part of the circle of defense castles built to protect the city of Perugia the main building probably dates from the 10th century and appears in Historical documentation. The castle later became home to a monastery and eventually home to a noble family, it has always been inhabited which means it is beautifully preserved and structurally sound with recent works undertaken in 2017. The castle has a gated formal garden of approximately 2.500 sq.m., parking area and woodland whilst the full estate includes olive groves, arable land, vineyards, woodland and a truffle reserve. The agricultural buildings (casa colonica, tobacco tower and annexes) can be recuperated to become further accommodation to fully realise the properties full potential.

The possibilities for this property are endless, whether it's a small hotel with event spaces, a rental property for large groups and cooking/yoga classes or simply the most impressive of private residences with elegant reception rooms your imagination can run wild.

### **Accommodation:**

#### **Castle (1.527 sq.m.)**

**Semi underground floor:** 433sq.m. Large, vaulted reception room, kitchen, bathroom, entrance hall

**Ground floor:** 436 sq.m. Main entrance hall, 4 large reception rooms, study, cloakrooms

**First Floor:** 436 sq.m. Large kitchen, dining room, study, living room, 5 bedrooms, 4 bathrooms and large panoramic terrace

**Second floor:** 155 sq.m. 3 bedroom guest apartment with kitchen, living room and exit to tower

**Third floor:** Attic room with capriata beam

### **Agricultural buildings:**

Casa Colonica in stone to restore

Agricultural buildings

Ex- tobacco drying tower

### **Land:**

The full estate is around 74 hectares and extends below the castle down into the valley below. Arable fields, olive groves, woodland and 4 hectares of Grechetto vineyards that this area is renowned for - the castle even includes its own original cantina, there are ample buildings to create a new cantina if a more serious wine production was required. An area abundant in water due to the Nestore river that borders the property there is irrigation for the farmland. There is a truffle reserve on the property and approximately 2 hectares of olive groves.

The formal gated garden that forms part of the castle could be brought back to its former glory and would be ideal for events and weddings. There is ample private parking and the parkland around the castle (2.06 ha) can be irrigated using its large rainwater collection tank.

### **Area:**

Just a few minutes from the village of Spina where you can find food shops, a bank, post office, pharmacy, bars and even a pizzeria and restaurant, a little further afield you can reach Perugia (18kms) and Todi (20kms) for additional shops, restaurants and some of the most beautiful historical buildings in Umbria, the jewel in this area however would have to be the magical town of Assisi that is less than an hour by car.

### **Services:**

Gas central heating plus oil heating in upstairs apartment - water from well - electricity - lift shaft

### **Distances:**

Perugia 18 kms, Todi 20 kms, Perugia airport 30 kms, Assisi 40kms

**Asking Price: €2.850.000**

Energy Class: Request in progress















































































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