



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Castle Sale in Deruta (PG) via del palazzone 1

Bargain price - castle in Umbria

SIGNIFICANT DISCOUNT - BARGAIN PRICE - A unique castle that stands at approximately 450 metres above sea level in Umbria, in the municipality of Deruta (Perugia). It is an important historical-artistic-architectural monument dating back to the 12th-16th-19th centuries and is under the protection of the Superintendence for Artistic, Historical and Architectural Heritage of the Region of Umbria. The building, consisting mainly of stone walls, exposed ancient bricks and plastered parts, covers an internal surface area of more than 2000 square metres (plus approximately 500 square metres of attic space), with almost 100 rooms. The surrounding land is approximately 8500 square metres, mainly planted with tall trees, almost all of which are centuries old (oaks and holm oaks), and a park and terraced garden sloping down to the swimming pool. The latter, known as the Pool of the Four Seasons, is located at the foot of the castle walls and is of the "skimmer" type, rectangular in shape with one of the short sides in the shape of a half-moon with a Roman staircase. The pool is 12.5 metres long and 6 metres wide, and is equipped with an 8-square-metre thermal Jacuzzi tub with aromatherapy and chromotherapy. Adjacent to the pool is a well made of stone and ancient bricks. The inner Cloister - Ancient Courtyard of the Castle, surrounded by an elegant L-shaped portico, is enclosed in the part of the building facing north-west, with another well-cistern in the centre made of ancient bricks that is still functional. The Castle is mainly composed of three original architectural nuclei, representing three historical periods:

- The Medieval Era (dating back to the 12th century)
- The Renaissance Era (15th-16th century)
- The Neo-Gothic Era (dating back to the 19th century).

The overall perimeter of the property is approximately 800 metres, including three roads. The Castle is served by nine entrances, three of which from the Park (with large cusped and automated wrought-iron gates), one from the inner courtyard, one directly from the Park located on the main façade

of the building, three from the inner village on Via della Libertà and one on the alleyway of the Olive Tree. Castle details: the Castle has 7 suites, 7 double rooms, 1 single room and a flat for 4 people. All the suites and rooms have independent hyper-technological bathrooms with hydromassage tubs or showers, Turkish baths, aromatherapy, chromotherapy. There are also 3 kitchens of

large and medium-sized fully equipped kitchens. There are a total of 18 bathrooms in the Castle. There are numerous reception rooms and lounges and a large panoramic terrace of

square, measuring approx. 60 square metres, which overlooks the Ancient Cloister and Ancient Inner Courtyard of the Castle. In addition to the historical-artistic restorations that have covered the entire property compendium both internally and externally, the electrical, heating and ventilation systems have been completely rebuilt in accordance with the law.

electrical systems, the thermo-hydraulic systems, the alarm and security systems, 4 telephone lines, the water supply systems

with the positioning of a large underground tank with high-pressure inverter pumps, the sewage systems, the copper gutters, the fencing, the Park's paths with the resurfacing of the ballast and the positioning of the sewage and drainage network, the lightning protection systems with copper grids and ground drainage. The Castle also underwent structural consolidation restorations in accordance with anti-seismic laws. All the roofs were reinforced and insulated from scratch.

The ancient roof tiles, where

deteriorated or missing, were replaced with other antique roof tiles of the same age and workmanship. All fixtures (windows, doors, gratings) were restored philologically where possible.

Otherwise, they have been rebuilt identical to the originals with exclusive use of traditional materials and construction methods. Cadastral classification of the entire surface area of the Castle: D2 (commercial use)

Cadastral classification of the private chapel only: B7 (religious buildings).

Umbria is an Italian region bordering Tuscany, Lazio and Marche. Often referred to as the green heart of the country, the region is famous for its medieval hilltop towns, dense forests and local cuisine, especially wines and truffles.



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it

INFORMATION

Ref.	Umbria 199 V
Type	Sale
Category	Castle
Price	Reserved
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	100
Bedrooms	17
Bathrooms	18
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	2500
Garden	8500
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private
Heating	Independent				

ACCESSORIES

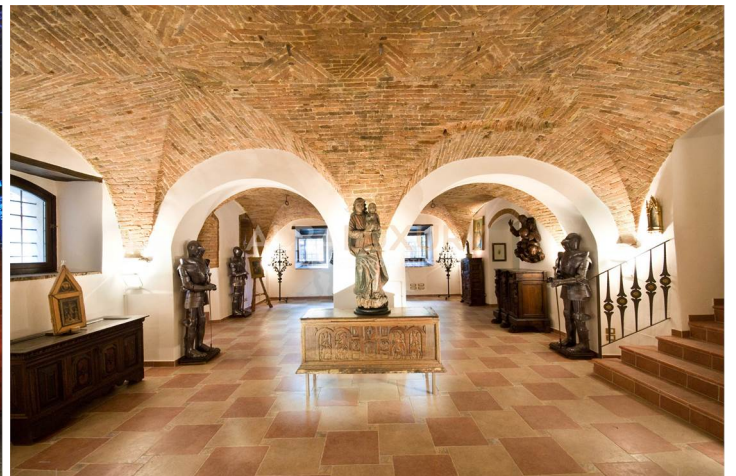
Antitheft

Fireplace

Double glazing

Swimming pool

IMAGES



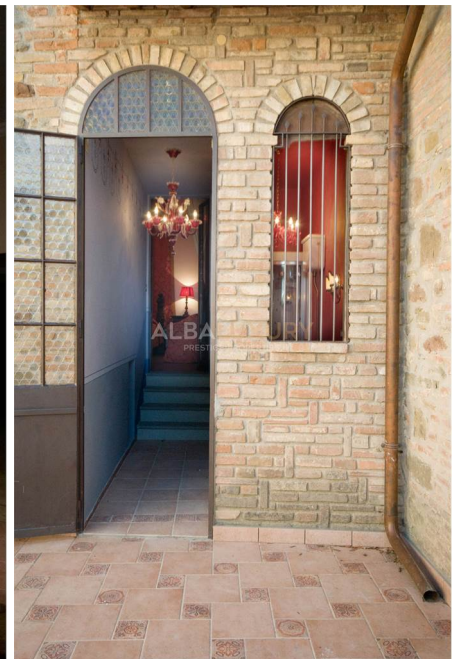


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



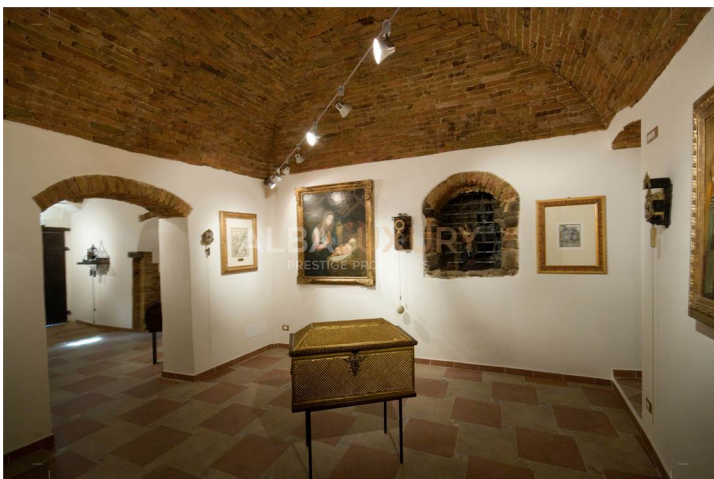
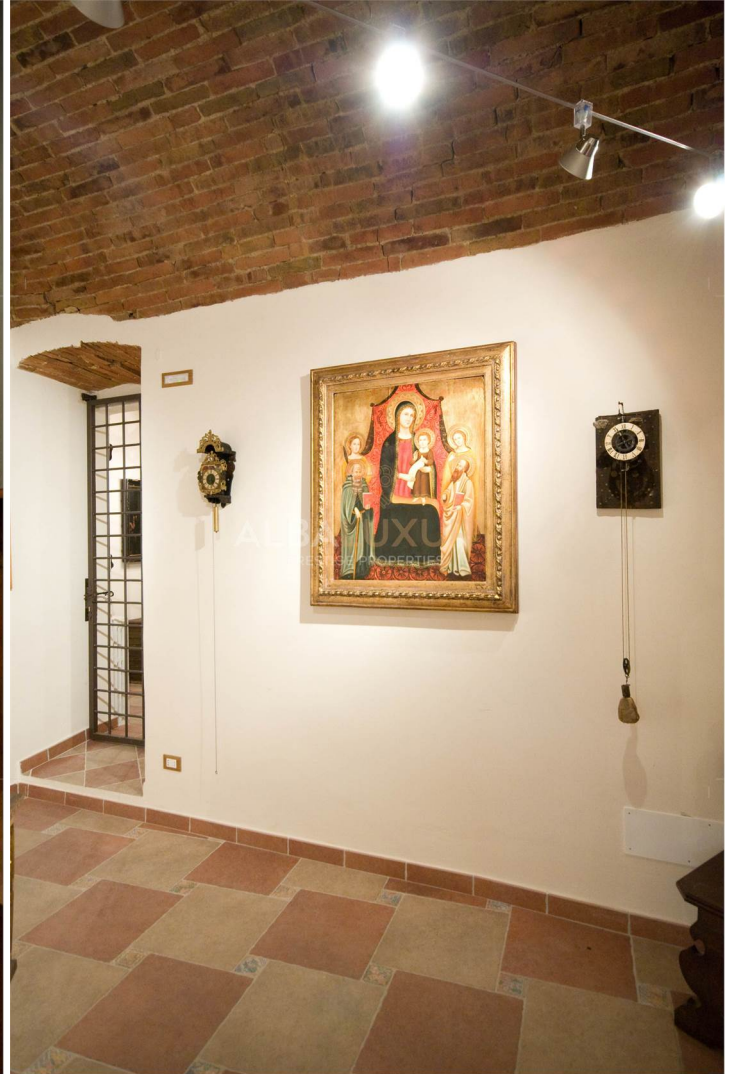


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



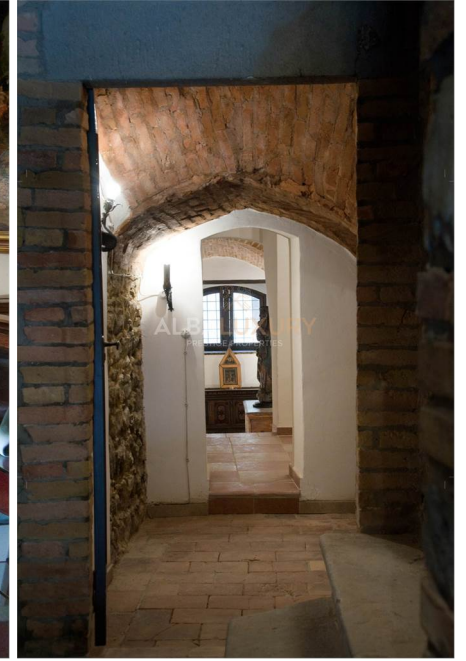


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



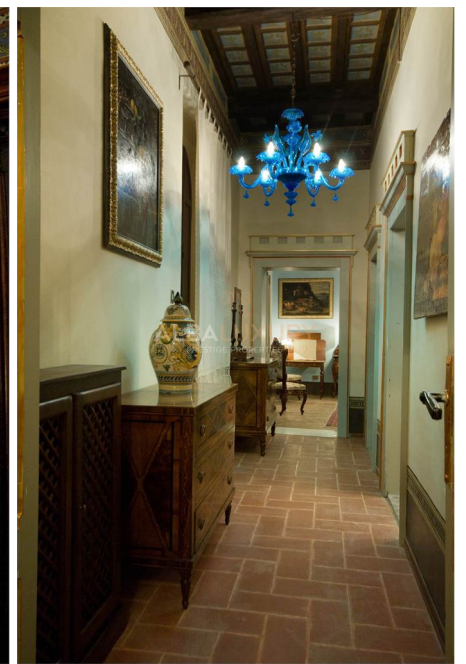


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



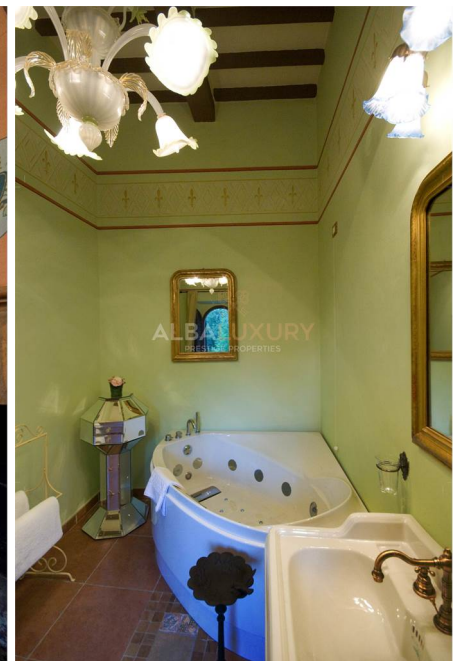


Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it





Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



ALBALUXURY

PRESTIGE PROPERTIES

FOR CONFIDENTIALITY REASONS,
PLANS ARE ONLY RELEASED ON REQUEST

INFO@ALBALUXURY.IT