Best Properties
Piazzale Bellucci, 1 - 06121 Perugia
Phone number 075 3759488

Village for Sale in Allerona
€ 3.500.000
Ref. CBI134-1917-75



1.450 sq.m | Bathrooms: 13 | Bedrooms: 13 | Rooms: 40

DESCRIPTION
Among the splendid Umbrian countryside, on the border with Tuscany and just 15 km from the A1 motorway exit, we offer for sale an exclusive timeless hamlet, a magical place where past, present and future coexist in perfect balance.
This large estate, covering approximately 1,400 square meters, includes four stone farmhouses, a restaurant, a reception area, a small farmhouse dedicated to the art of washing, a swimming pool, and a spa currently under construction.
The generous outdoor spaces offer a vast surrounding plot of approximately 119 hectares, including 1,000 olive trees, vineyards, woodlands, truffle grounds, and numerous arable land. The enchanting 360° views and the large size of the property guarantee absolute privacy and seclusion, yet remain within easy reach (6.5 km) of essential services.
STATE AND FINISHES
The Borgo underwent a meticulous, expertly executed renovation in the early 2000s. The use of high-quality local materials and reclaimed antique cladding, along with anti-seismic measures and structural reinforcement of the foundations and stone walls, were the guiding principles of an exemplary work that respected the traditional architectural features.
The property, used as a luxury Relais until 2009, retains its traditional charm intact, with refined spaces and authentic architectural details that enhance its exclusive character.
To further showcase its potential, several illustrative renderings have been included, suggesting a possible contemporary reinterpretation of the interior and exterior spaces, while fully respecting the Borgo's historical identity. The images are purely representative and allow you to imagine the property through a high-end hospitality concept.
Photographs documenting the current condition of the property are available and will be sent upon request.

USE AND POTENTIAL
This property has a wealth of potential, all waiting to be explored. It is ideal both as a high-end luxury retreat and as an investment for those looking to enter the luxury tourism market. Thanks to its strategic location and intrinsic charm, it could be transformed into a high-end resort for an elite clientele seeking privacy and seclusion.
The hamlet also includes two ruined farmhouses, offering a unique opportunity to reclaim the existing floor space (approximately 1,000 square meters) for the construction of new living spaces. A true blank canvas brimming with potential.
DISTANCES AND POSITIONS
City
. Allerona 6.5 Km
· Fabro 15 Km
Orvieto 23 km
Perugia 66 km
Florence 149 km
Rome 158 km
Sea and lakes
Lake Bolsena 41 km
· Lake Trasimeno 51 km
· Tyrrhenian Sea 121 km
· Adriatic Sea 195 km
Airports
Perugia Airport 78 km
Florence Airport 164 km
Rome Airport 185 km
Train station
· Fabro 18 Km
Motorway
· A1 Motorway 15 Km

Certification

Energy Class: Not appliable

Property Informations

Address: Vocabolo Monticchi, 35	**Zip Code**: 5011
Bedrooms: 13	**Bathrooms**: 13
Rooms: 40	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: 2
Total floors: 2	**Parking space**: Uncovered
Date of construction: 1800	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Eat-in kitchen

















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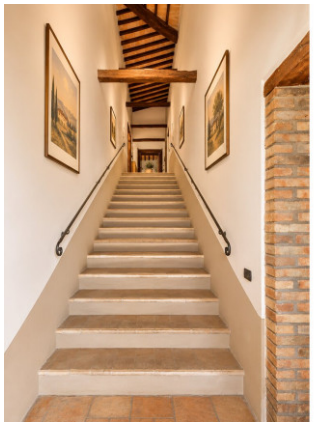

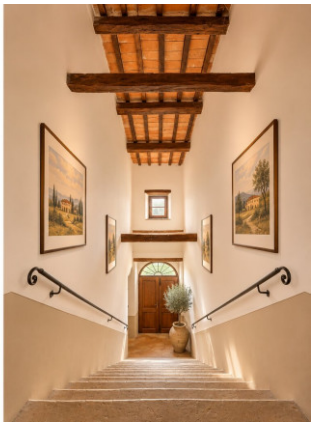









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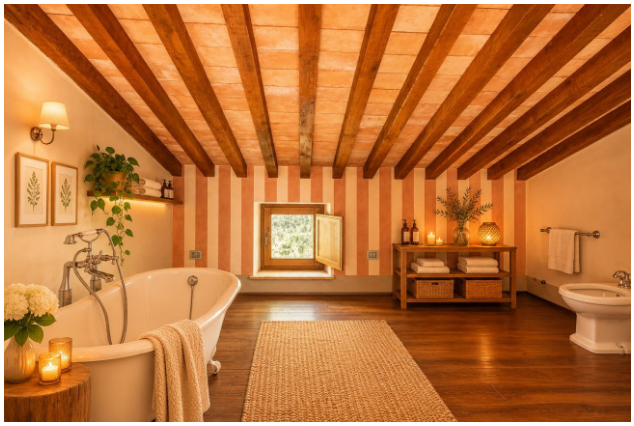

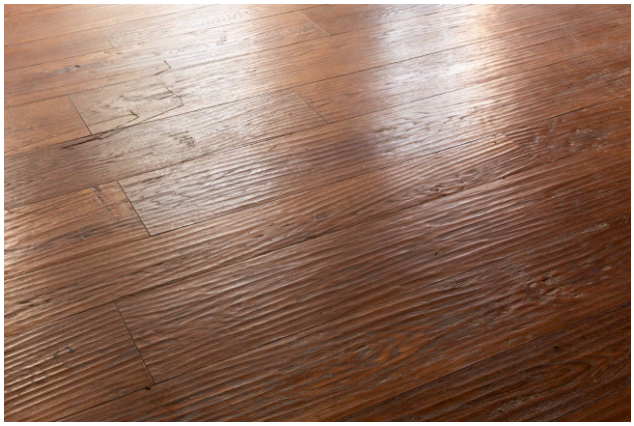

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