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

Estate for Sale in Umbertide
€ 3.750.000
Ref. CBI134-2230-121



1.300 sq.m | Bathrooms: 17 | Bedrooms: 15 | Rooms: 33

PROPERTY DESCRIPTION
Situated at an altitude of 450 metres, this exclusive Resort with spa, wellness centre and thermal pools offers wonderful panoramic views of the splendid countryside of the Upper Tiber Valley.

A charming country villa, born from the careful restoration of an ancient seventeenth-century farmhouse, with the aim of offering maximum comfort and hospitality, paying great attention to respecting local tradition. The structure offers 10 rooms with en-suite bathroom, elegantly decorated with classic furniture and ceilings with exposed wooden beams, all equipped with TV, internet connection, telephone, minibar, air conditioning, courtesy line and with a splendid view of Umbertide, Perugia and the Tiber Valley.

This exclusive resort is the only one in Umbria to enjoy a Spa served by three swimming pools, two of which are outdoor and one indoor, with water temperatures that can be heated up to 48 °C, equipped with innovative hydromassage techniques and Kneipp path, Finnish sauna, gym, jacuzzi, Turkish bath with aromatherapy, geyser and ice waterfall ideal for revitalizing baths and healthy hydrotherapy treatments or for a completely relaxing holiday.

It also offers a large internal restaurant that can accommodate up to 50 guests, perfect for offering unique gastronomic experiences in a refined atmosphere.
The panoramic terrace overlooking the valley and the summer restaurant adjacent to the swimming pools are exclusive.

A short distance from the main building, for sale with the resort, a stone manor house with five bedrooms and a second service house with one bedroom, currently used as private residences by the owners.

The property also features a rich source of Natural Mineral Water, certified by a concession from the Ministry of Health.

USE AND POTENTIAL
The philosophy of this splendid reality is to put hospitality first for a welcome that includes well-being, tranquility, relaxation and excellent cuisine in its restaurant.
The property represents an ideal solution to continue an exclusive high-level hospitality business, offering guests a unique experience of elegance and tranquility immersed in the splendid scenery of the green heart of Umbria.

DISTANCES AND LOCATION
Located 5 km from Umbertide and all main services, the property is a 40-minute drive from Perugia and its convenient airport.
Located in the center of one of the most beautiful trekking routes in Italy, which extends from the nearby 20th century Civitella Ranieri Castle, to the adjacent 13th century Serra Partucci Castle, up to the 17th century San Faustino Abbey and surrounded by large green spaces, it offers unique and regenerating walks among olive groves, vineyards and orchards.
It is in fact the ideal base for tourist itineraries dedicated to history, art and culture; from here it is easy to reach important cities of art such as Gubbio, Assisi, Spoleto, Todi, Perugia, Città di Castello, Cortona, Florence and Lake Trasimeno.

Certification

Energy Class: C

Property Informations

Address: Loc. Serra Partucci, 213	**Zip Code**: 6019
Bedrooms: 15	**Bathrooms**: 17
Rooms: 33	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: 2
Total floors: 2	**Parking space**: Uncovered
Lift: Yes	**Current Status**: Available after the deed of sale
Garden: Private	**Kitchen**: Eat-in kitchen

















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perugia@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



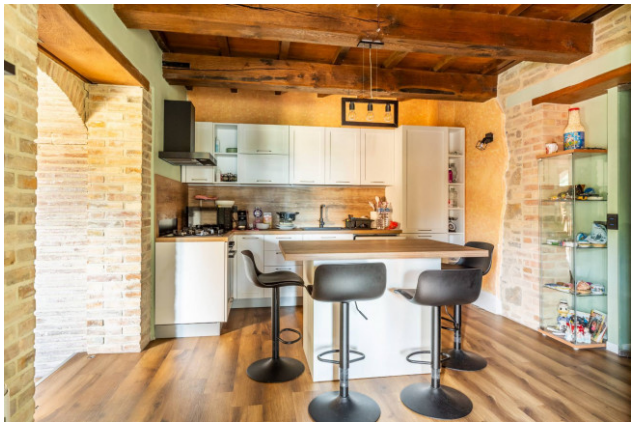














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SAMPLE FLOOR PLAN



PER MOTIVI DI PRIVACY LE PLANIMETRIE SONO CONSULTABILI SOLO SU RICHIESTA

FOR PRIVACY REASONS FLOOR PLANS CAN ONLY BE CONSULTED UPON REQUEST

COLDWELL BANKER BEST PROPERTIES

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