CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
Phone number (+39) 075 9276639

Rustic/Farmhouse/Court for Sale in Città di Castello

€ 1.950.000

Ref. CBI160-2598-99



630 sq.m | Bathrooms: 12 | Bedrooms: 20 | Rooms: 30

PROPERTY DESCRIPTION
This exclusive property, located on the border between Umbria and Tuscany, is set on a splendid hill about 500 meters above sea level, offering breathtaking views of the surrounding valleys.
The property is located near the remains of the Montalbano Castle, an ancient fortress dating back to the year 1000. This historic location, once fundamental for the control and communications of the area, still retains the charm of its medieval past.
The castle, with its double walls, houses the Church of the Madonna delle Stelle, a place of worship rich in history and spirituality.

INTERNAL COMPOSITION
Immersed in an enchanting landscape of chestnut groves, olive groves and truffle grounds, this property comprises several buildings adjoining each other.
The main complex, finished with excellent materials, extends over a plot of great natural value and includes eight apartments, each with an independent entrance. Inside, the spaces are well distributed, with living area and bedrooms, ideal for ensuring privacy and comfort. The complex also includes a multipurpose room of a total of 90 square meters, as well as porches of 60 square meters.
The house, separated from the rest of the complex and used as a residence, extends over two levels for a surface area of about 100 square meters. Inside it includes a living area, three bedrooms, a study, two bathrooms, a garage and a porch.

STATE AND FINISHES
The main complex is finished with excellent materials, including external exposed stone, ceilings with wooden beams and terracotta tiles. In some parts of the ground floor we find the typical vaults with bricks and iron beams, perfectly restored. The fixtures are made of wood with double glazing and mosquito nets. The last renovation dates back to 2005.
The separate house, built in 2012, has an external thermal coat, shutters, wooden window frames, also equipped with double glazing and mosquito nets. Internally there are single-fired floors in the living area and wooden slats in the sleeping area.

OUTDOOR SPACES
The complex, built on a hill, gives the architecture a harmonious movement that fits perfectly into the surrounding landscape, as if the building were delicately placed on the ground. Not far away, the other residence, comfortable and private, lends itself to being used as a home completely detached from the main body, an external porch embellishes the relaxation area.
The strong point of this property is the swimming pool, located in a sunny and panoramic area, characterized by a large surrounding space that enhances its beauty and tranquility. The swimming pool is easily reachable on foot in a few moments, a perfect corner to enjoy the excellent view of the valley.

USE AND POTENTIAL
Given its location, this property is perfect for those who would like to create a hospitality business, being in a very sought-after area by both national and international tourism, with the possibility of using the detached house as a master's residence or vice versa.

DISTANCES AND POSITIONS

City
Risk 17.6 km
Gubbio 49.6 km
Umbertide 16.8 km
Assisi 67 km
Perugia 52.6 km
Rome 224 km
Florence 135 km

Sea and Lakes
Lake Trasimeno 47.5 km
Adriatic Sea 117 km
Tyrrhenian Sea 189 km

Airports
Perugia Airport 51.3 km
Rome Airport 250 km
Florence Airport 148 km

Motorway
A1 69.6 km

Certification

Energy Class: Not appliable

Property Informations

Address: Località Bonsciano, Voc Sala	**Zip Code**: 6012
Bedrooms: 20	**Bathrooms**: 12
Rooms: 30	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 3	**Current Status**: Available after the deed of sale

Terrace: Present, 30 sq.m

Garden: Private, 11.350 sq.m

Kitchen: Eat-in kitchen

















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