



## Rustic/Farmhouse/Court for Sale in Collazzone

€ 1.190.000

Ref. CBI134-1917-169



**600 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 17**

### PROPERTY DESCRIPTION

In the heart of the most authentic Umbria, among the hills that connect Collazzone and Todi, stands a private residence that embodies the essence of Italian rural life reinterpreted in an elegant and contemporary way. Immersed in an idyllic landscape, this stone residence is the result of a skillful architectural restoration that has combined tradition and refinement. Surrounded by olive groves and vineyards, it offers an exclusive refuge where every detail is designed to offer an uncompromising stay experience. Here you can breathe an atmosphere of calm and beauty, ideal for those seeking privacy, charm and nature.

### INTERNAL COMPOSITION

The house is spread over two separate buildings, each with an independent entrance, thus offering the possibility of hosting large groups with maximum comfort and privacy. The main building opens its doors onto a large and bright living area where the open-space kitchen with a central island blends harmoniously with a welcoming lounge dominated by a brick fireplace. Completing the ground floor is a double bedroom with private bathroom. An internal brick staircase leads to the upper floor, where there are three elegant double bedrooms - one with a panoramic terrace - and two bathrooms, one of which is en-suite with a Jacuzzi.

The second living area, accessible by an external staircase starting from the porch, features a large living room with fireplace, two double bedrooms (one with a Jacuzzi and the other with an adjacent bathroom), perfectly furnished to ensure maximum comfort. The laundry room and garage are located in the basement, accessible by an external staircase.



#### STATE AND FINISHES

Completely restored in 2022, this property is a tribute to timeless elegance. The materials chosen speak the language of authenticity: handmade terracotta floors, stone arches, ceilings with exposed wooden beams. The warm-toned walls envelop the rooms, creating an intimate and sophisticated atmosphere. The rooms are furnished with selected design pieces, and all have air conditioning for ideal comfort in every season. The systems, completely renovated, guarantee efficient and modern functioning in every area of the house.

#### OUTDOOR SPACES

A lush garden of about 3000 square meters embraces the residence, offering a setting of rare beauty. The well-kept greenery, the centuries-old olive trees and the harmonious hedges create a postcard setting. The covered porch, of generous dimensions, lends itself to convivial dinners and moments of relaxation in the open air, with a wood-burning oven and brick barbecue for true cooking enthusiasts. A few steps away, going down a few stone steps, the scenic infinity pool opens up, covered with mosaics in the tones of the sky and surrounded by a solarium area equipped for maximum well-being. The landscape that extends before your eyes, up to Perugia on the horizon, offers spectacular sunsets every day.

#### USE AND POTENTIAL

This residence represents an ideal solution both as a prestigious private residence and as a charming accommodation facility. The double housing unit, autonomous and perfectly equipped, allows you to welcome guests with maximum independence and comfort, making it perfect for high-level tourist rental activity. The combination of refined aesthetics and modern functionality also offers an excellent investment opportunity in a real estate market increasingly oriented towards authentic and quality experiences.

#### DISTANCES AND POSITIONS

City  
Perugia 22 Km  
Assisi 24 Km  
Florence 130 Km  
Rome 150 Km

#### Seas and Lakes

Adriatic Sea 130 Km  
Trasimeno Lake 50 Km

#### Airports

Perugia Airport 30 Km  
Rome Fiumicino Airport 124 Km

#### Railways

Perugia Station 31 Km

#### Superhighways

E45 5 Km

## Certification

**Energy Class:** Not applicable

## Property Informations

**Address:** Collazzone

**Zip Code:** 6050

**Bedrooms:** 6

**Bathrooms:** 5

**Rooms:** 17

**Internal condition:** Excellent

---> **data\_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 0000-00-00

**Floor:** Building



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<b>Total floors:</b> 2	<b>Date of construction:</b> 2002
<b>Current Status:</b> Available after the deed of sale	<b>Terrace:</b> Present
<b>Garden:</b> Private, 3.000 sq.m	<b>Kitchen:</b> Eat-in kitchen
<b>Garage:</b> for two cars	

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**Best Properties**

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