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

Estate for Sale in Gubbio
€ 1.730.000
Ref. CBI160-2553-122



820 sq.m | Bathrooms: 14 | Bedrooms: 13 | Rooms: 25

PROPERTY DESCRIPTION

Eden Green – A corner of paradise in the heart of Umbria
Nestled in the pristine tranquility of the Umbrian hills, Eden Green is much more than a simple residence; it is a place for the soul, a rejuvenating refuge where time seems to slow down, embracing those who experience it with beauty, silence, and nature. Just a few kilometers from Gubbio, in a secluded yet strategic location, this estate embodies the authentic essence of Umbria, a region rich in history, spirituality, and food and wine traditions. Despite its secluded atmosphere, Eden Green is located in the geographic heart of the region, perfectly connected to iconic destinations such as Perugia, Assisi, Umbertide, and Città di Castello. An ideal starting point for exploring the "Green Heart of Italy" and drawing inspiration from its ancient culture and breathtaking landscapes.

INTERNAL COMPOSITION

The estate encompasses three separate buildings totaling 820,000 square meters, perfectly integrated into the landscape and meticulously restored in 2003, respecting rural Umbrian architecture. The main farmhouse is spread over two levels: on the ground floor, three apartments with independent entrances guarantee guests privacy and comfort. Upstairs is the spacious and bright main

residence, comprising four bedrooms, two bathrooms, and welcoming living areas, ideal for family or friends. The 153,000 square meter annex houses four additional independent apartments, surrounded by greenery and perfect for expanding the accommodations or hosting large groups. A third building, on the ground floor, houses a charming rustic living room with a fireplace and a professional industrial kitchen, ideal for catering, cooking classes, or private events. Upstairs are two additional apartments, one of which boasts a splendid panoramic terrace overlooking the surrounding hills.

STATE AND FINISHES

Rustic elegance reigns throughout, with exposed beams, terracotta floors, and original stone details lending warmth and authenticity to every space. An estate designed for well-being and sustainability. Surrounded by approximately 38 hectares of land, Eden Green is an ecosystem perfectly balanced between nature and comfort. At the center of the lush panoramic garden is an infinity pool, flanked by two Jacuzzis and a furnished barbecue area, designed for enjoying convivial moments in the open air. The estate is abundant in water, thanks to a 50-meter-deep well and a charming private lake, perfect for fishing or simply contemplating the landscape in silence. A well-exposed olive grove guarantees the production of quality extra virgin olive oil, while a greenhouse of approximately 3,000 square meters offers ideal spaces for growing flowers and plants year-round. In terms of energy, the property is already geared towards sustainability: a 20 kW photovoltaic system ensures autonomy and savings, while the LPG heating system is powered by an underground tank. Two apartments also have fireplaces. A twilight lighting system enhances the outdoor spaces with discretion and elegance, without altering the natural harmony of the setting.

USE AND POTENTIAL

Eden Green represents the ideal solution for those who dream of a life immersed in nature, without sacrificing comfort, privacy, and beauty. Perfect as a private residence for one or more families, the property also lends itself to hospitality thanks to its layout and numerous independent apartments. The woodland paths, walks among olive groves and hills, the opportunity to enjoy outdoor sports, or simply relax by the panoramic pool or on the shores of the lake, make this estate a sensory and rejuvenating experience, perfect for those seeking authenticity, well-being, and a profound connection with the environment. An invitation to slow down, breathe, and rediscover the value of the land and hospitality. A project ready to welcome those who wish to live, experience, and share.

DISTANCES
Gubbio 21.9 km, Perugia 32.2 km, Assisi 46.2 km, Florence 149 km, Rome 202 km

Sea and Lakes
Lake Trasimeno 57.5 km, Tyrrhenian Sea 192 km, Adriatic Sea 138 km

Airports
Perugia Airport 31.5 km, Florence Airport 161 km, Rome Fiumicino Airport 227 km, Ancona Airport 118 km

Highways
Highway 76.3 km

Certification

Energy Class: Not appliable

Property Informations

Address: Località Pieve d'Agnano, SNC	**Zip Code**: 6024
Bedrooms: 13	**Bathrooms**: 14
Rooms: 25	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: On two levels
Total floors: 2	**Parking space**: Uncovered
Date of construction: 1900	**Current Status**: Available after the deed of sale

Balconies: Present

Terrace: Present, 45 sq.m

Garden: Private, 2.740 sq.m

Kitchen: Kitchenette

















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