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

Rustic/Farmhouse/Court for Sale in Umbertide

€ 1.680.000

Ref. CBI160-2553-146



820 sq.m | Bathrooms: 14 | Bedrooms: 12 | Rooms: 44

Property Description

Nestled in the heart of the Umbrian hills, we offer a 19th-century residence of approximately 820 square meters. A meticulous and expert renovation has fully preserved its original charm, showcasing the authentic materials and timeless atmosphere typical of Umbrian architecture.
The property is made up of two buildings:
The main farmhouse, approximately 620 square meters, is currently used as a farmhouse. A second building, approximately 200 square meters, is used as a private residence. The property also includes a fully equipped riding stable, a large plot of land with an olive grove, and a panoramic swimming pool overlooking the valley.

Internal Composition

The farmhouse intended for hospitality is spread over several levels and includes:
Five apartments, each with a living room, kitchen, bedroom, mezzanine, and bathroom. Four additional bedrooms without kitchens. A large dining room with exposed stone arches, wooden beams, a large fireplace, and seating created from old mangers, creating a warm

and welcoming atmosphere. There is also a fully equipped professional kitchen, two guest bathrooms, and a bar area. A ground-floor reception area and a charming guest lounge with a fireplace are also available. The private residence, approximately 200 square meters, is arranged on one level and also offers spacious and bright spaces, two large lounges, a living room, a kitchen, three double bedrooms, and three bathrooms.

Condition and Finishes

The entire property has been renovated with quality materials and in full respect of local tradition.
The exterior is in exposed stone, while the interior features wooden beams, terracotta floors, wooden window frames with double glazing and mosquito nets, as well as security grilles.
Every detail has been taken care of to ensure charm and functionality.

Outdoor Spaces

The property extends over 13 hectares of flat land, within which there are 2,800 olive trees in full production, from which an excellent extra virgin olive oil is obtained.
The panoramic chlorine swimming pool (15 x 12.5 m) offers a breathtaking view of the surrounding countryside and is an oasis of relaxation.
For horse lovers, we offer a 200m2 riding stable, complete with six indoor stalls, fully equipped paddocks, and a tool shed.
It is also possible to build an additional structure of approximately 150 m2 in front of the pool, ideal for creating a wellness center or spa area.
The water supply is guaranteed by three private wells, with provisions for connection to the municipal network.

Use and Potential

Thanks to its private and panoramic location, this property represents a unique opportunity for those who wish to live immersed in nature, without sacrificing the comfort and beauty of authentic Umbria.
Perfect as a prestigious private residence, a charming accommodation facility, or a country resort with riding stables, it offers endless development and investment opportunities.
A place where time seems to have stood still, ideal for those who love tranquility, horses, and the outdoors.

DISTANCES AND POSITIONS

City

Umbertide 6.5 km
Gubbio 23 km
Città di Castello 28 km
Perugia 37 km
Cortona 47 km
Assisi 52 km
Florence 140 km

Sea and Lakes

Lake Trasimeno 66 km
Adriatic Sea 96 km

Airports

Perugia Airport 35 km
Pisa Airport 219 km

Florence Airport 153 km
Rome Airport 233 km

Certification

Energy Class: D

Property Informations

Address: Località Serra Partucci, snc	**Zip Code**: 6019
Bedrooms: 12	**Bathrooms**: 14
Rooms: 44	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: On two levels
Total floors: 2	**Date of construction**: 1800
Current Status: Available after the deed of sale	**Garden**: Private, 130.000 sq.m
Kitchen: Eat-in kitchen	**Garage**: for two cars, 200 sq.m

















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