Bosi & Partners
Viale Mezzetti, 25 - 06034 Foligno
Phone number 0742774584

Estate for Sale in Collazzone
€ 1.000.000
Ref. CBI196-3021-34



859 sq.m | Bathrooms: 9 | Bedrooms: 9 | Rooms: 32

Prestigious estate with commanding views – Collazzone, Umbria
In the heart of Umbria, halfway between Deruta and Todi, lies this splendid estate of approximately 850 square meters, immersed in a natural setting of rare beauty. The property, located within the former Parco del Sole, extends over 36 hectares, 25 of which are fully fenced, dotted with two private lakes and rolling hills stretching to the horizon.
Access is via a long tree-lined avenue that leads to the main residence, located in a position of absolute dominance over the valley: an evocative path that anticipates the majesty and tranquility of the place.
Spread over three levels, the home offers rooms of great charm and grandeur, characterised by traditional Umbrian materials, numerous fireplaces and natural light that enhances the high-quality finishes.
On the main floor, a scenic terrace offers breathtaking views of the surrounding countryside. This level features five bedrooms, four bathrooms, and two kitchens, perfectly balancing conviviality and privacy.
The ground floor, embellished with large windows with security bars, houses a large reception room, two bedrooms, two bathrooms and, between the walls and the courtyard, a magnificent covered loggia, ideal for outdoor lunches and evenings surrounded by greenery.
The third level hosts two additional bedrooms, three bathrooms, and a third fireplace, offering perfect spaces for guests or staff.
Completing the property are a convenient garage, a large main shed, and a smaller one, perfect for storing agricultural vehicles or managing the estate.
A true private oasis, where nature, comfort, and rural architecture coexist in perfect harmony. Ideal as a prestigious residence, country estate, or farm.

Distances
Deruta 9km
Todi 20km
Perugia 27km
Umbria Airport 29km
Assisi 44km
Lake Trasimeno 70km
Rome 150km
Florence 170km

Certification

Energy Class: E

Property Informations

Address: Str. Luciano Baldassarri	**Zip Code**: 6050
Bedrooms: 9	**Bathrooms**: 9
Rooms: 32	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: On two levels	**Current Status**: Available after the deed of sale
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	**Garage**: for one car

















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