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

# Rustic/Farmhouse/Court for Sale in Citerna
# € 1.800.000
## Ref. CBI160-2553-148



### 850 sq.m | Bathrooms: 16 | Bedrooms: 16 | Rooms: 31

Property Description

Nestled in the quiet Umbrian hills, on the border between Tuscany and Umbria, we offer two extraordinary 17th-century residences, completely renovated, near Sansepolcro, a village renowned for its history and the artistic legacy of Piero della Francesca. The location, once a crossroads between the Papal States and the Grand Duchy of Tuscany, is now strategically located for reaching the main art centers of Umbria and Tuscany.
The estate includes two elegant buildings: the main villa and the ancient manor house.

Outdoor spaces

The property extends over approximately 10,000 square meters of perfectly maintained parkland, adorned with centuries-old oak trees, cypress trees typical of the Tuscan landscape, and a rich variety of ornamental plants, flowers, and shrubs.
Adding to the exclusive atmosphere are two spectacular panoramic pools: one 16x6 m with a built-in whirlpool tub, and a second 18x6 m. Both feature internal and external lighting and heated outdoor showers.
For moments of relaxation, a refined gazebo furnished with sofas and armchairs has been created, immersed in nature.
At the property's entrance, there's a carport for three cars. The park is serviced by an automatic irrigation system, fed by a private well.

Municipal water and water from the Montedoglio Dam are also available.

Condition and finishing

Both buildings have undergone a complete restoration, preserving the character and charm of Umbrian-Tuscan architecture: exposed wooden beams, antique terracotta floors, and original details enhanced with great care.
Main villa: divided into 3 independent units, it houses a total of 9 bedrooms and 9 bathrooms. Main villa: featuring an elegant portico with four arches, it has 7 bedrooms and 7 bathrooms. The side towers have been converted into 2 independent apartments.

The air conditioning and heating systems include LPG, heat pump and refrigeration unit.

Use and potential

A property of extraordinary elegance, ideal as a prestigious private residence, boutique hotel, luxury country resort, or exclusive hospitality venue.
The location, surrounded by nature yet extremely well connected, allows for easy access to destinations such as Anghiari, Perugia, Florence, Siena, and Assisi.

DISTANCES AND POSITIONS

City

Citerna 5 km
Anghiari 5 km
Città di Castello 15 km
Arezzo 28 km
Cortona 40 km
Perugia 70 km
Assisi 87 km
Florence 104 km
Rome 240 km

Sea and Lakes

Montedoglio Lake 15 km
Lake Trasimeno 60 km
Adriatic Sea 155 km

Airports

Perugia Airport 68 km
Rome Airport 270 km
Florence Airport 117 km

## Certification

**Energy Class**: D

## Property Informations

| | |
|---|---|
| **Address**: Vocabolo Ferraguzzo, 47 | **Zip Code**: 6010 |
| **Bedrooms**: 16 | **Bathrooms**: 16 |
| **Rooms**: 31 | **Internal condition**: Excellent |
| **---> data_operazione <---**: 0000-00-00 | **---> esclusiva <---**: 1 |

| | |
|---|---|
| : 0000-00-00 | **Floor**: Multilevel |
| **Total floors**: 3 | **Date of construction**: 1700 |
| **Current Status**: Available after the deed of sale | **Balconies**: Present |
| **Terrace**: Present | **Garden**: Private, 10.000 sq.m |
| **Kitchen**: Eat-in kitchen | **Garage**: for three cars |

















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