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

Villa for Sale in Città di Castello

€ 960.000

Ref. CBI160-2598-157



780 sq.m | Bathrooms: 11 | Bedrooms: 11 | Rooms: 16

PROPERTY DESCRIPTION

Nestled in the authentic landscape of the Upper Tiber Valley, just minutes from Città di Castello and Monte Santa Maria Tiberina, this early 19th-century stone residence enchants with its history, atmosphere, and tranquility.
The property is divided into two main buildings, connected by internal courtyards and expertly maintained gardens, creating a harmonious and private whole, rich in charm and charm.
INTERNAL COMPOSITION

The main villa is spread over three levels, connected internally, for a total surface area of approximately 580 m2.
On the ground floor, a large living area welcomes guests with a bright lounge featuring a fireplace, a professional kitchen, and a magnificent antique oven, an authentic guardian of rural tradition.
The first floor hosts five generous double bedrooms, all with en-suite bathrooms, characterised by natural light and relaxing views of the surrounding greenery.
The attic floor offers additional living space: three bedrooms and a bathroom, ideal for guests, extended family, or staff.
At the rear of the villa is a 200-square-meter outbuilding: one section has already been renovated, comprising a living room with kitchen, two bedrooms, a bathroom, and a mezzanine; the other section is in an advanced state of repair, ready to be customized to suit

your needs and taste.

OUTDOOR SPACES

The land, approximately 60,000 square meters, encompasses the property with a scenic, pristine pine forest and a productive olive grove with approximately 70 trees, which produce an excellent extra virgin olive oil.
The 14 x 7 m panoramic swimming pool, with a uniform depth of 1.40 m, is designed as an oasis of relaxation, perfect for enjoying nature and the open view of the landscape.

STATE AND FINISHES

In the early 2000s, the residence underwent a careful conservative restoration aimed at preserving its original architectural identity. Antique terracotta floors, exposed wooden beams, and double-glazed windows define a warm, authentic, and enduring style.

USE AND POTENTIAL

A rare property, dedicated to those seeking tranquility, nature, and timeless charm.
Perfect as a private residence, it also lends itself to becoming a charming accommodation facility, boutique hotel, wellness retreat, or hospitality home.

DISTANCES AND POSITIONS

City

Città di Castello 10 km
Anghiari 19 km
Sansepolcro 20 km
Arezzo 38 km
Perugia 60 km
Florence 110 km

Sea and Lakes

Montedoglio Dam 25 km
Lake Trasimeno 70 km
Adriatic Sea 100 km

Airports
Perugia Airport 60 km
Florence Airport 110 km
Pisa Airport 190 km
Rome Airport 240 km

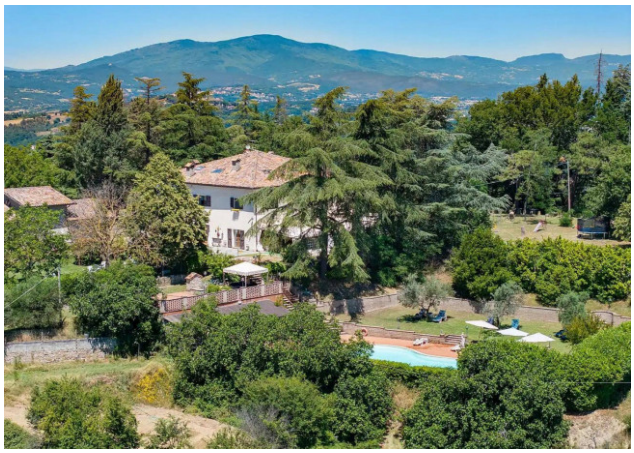
Certification

Energy Class: F

Property Informations

Address: Vocalo Burgne, 12 **Zip Code**: 6012

Bedrooms: 11	**Bathrooms**: 11
Rooms: 16	**Internal condition**: Good
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: 3
Total floors: 3	**Parking space**: Uncovered
Date of construction: 1800	**Current Status**: Available after the deed of sale
Garden: Private	**Kitchen**: Eat-in kitchen
Garage: Shed	

















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gubbio@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962













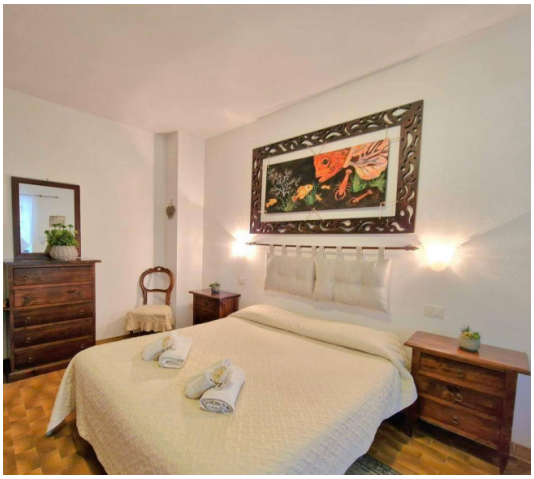




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