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

Rustic/Farmhouse/Court for Sale in Città di Castello

€ 800.000

Ref. CBI160-2598-169



480 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 7

PROPERTY DESCRIPTION

In the most authentic heart of Umbria, atop a gentle hill overlooking the picturesque Nestore Valley, stands this charming 17th-century stone farmhouse, immersed in the quiet and beauty of the countryside.
The property enjoys absolute privacy, guaranteed by a short stretch of private road leading to the entrance, immediately giving a sense of exclusivity and privacy.

INTERNAL COMPOSITION

The farmhouse extends over approximately 260 square meters on two levels, with large, bright rooms that perfectly balance tradition and contemporary comfort.
The ground floor hosts a warm and convivial living area, composed of:
A functional and well-organized kitchen, a dining room, and a large living area featuring a charming antique fireplace complete the floor. A bathroom with laundry area and utility room completes the floor, as well as a comfortable double bedroom with a spacious ensuite bathroom, ideal as a guest suite or for enjoying the ground floor in complete independence.

An internal staircase leads to the sleeping area, where we find 3 bedrooms and 2 bathrooms.

STATE AND FINISHES

The property has recently undergone a meticulous renovation that has enhanced the farmhouse's authentic character while ensuring high standards of thermal and acoustic efficiency.
Inside we find typical elements of the Umbrian tradition, such as:
ceilings with wooden beams and terracotta tiles, flooring that recalls the rural style. A perfect balance between rustic and modern.

OUTDOOR SPACES

The property's true highlight is its exterior: a hectare of private land surrounding the farmhouse, with an olive grove and large green areas to enjoy in all seasons.
The dominant position offers an extraordinary panoramic view of the Nestore Valley, with breathtaking sunsets and a feeling of absolute peace.

USE AND POTENTIAL

The property is an ideal setting for those seeking a private residence surrounded by nature, but it is also perfect as a charming second home or investment in the heart of Umbria.

DISTANCES/POSITIONS

· Morra: 5 km
· Città di Castello: 15 km
Gubbio: 58 km
· Castiglion Fiorentino: 25 km
· Cortona: 30 km
Arezzo: 45 km
Florence: 110 km
Rome: 220 km

LAKES AND SEAS
· Lake Trasimeno: 60 km
· Lake Montedoglio: 45 km
· Adriatic Sea: 180 km

AIRPORTS
Perugia Airport: 60 km
Florence Airport: 130 km
· Bologna Airport: 200 km
Rome Airport: 230 km
Ancona Airport: 155 km
Rimini Airport: 137 km

Certification

Energy Class: Not appliable

Property Informations

Address: Vocabolo Morra, 0 **Zip Code**: 6012

Bedrooms: 4	**Bathrooms**: 4
Rooms: 7	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: On two levels
Total floors: 2	**Date of construction**: 1600
Current Status: Available after the deed of sale	**Garden**: Private, 11.000 sq.m

















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