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

# Rustic/Farmhouse/Court for Sale in Umbertide
# € 1.400.000
## Ref. CBI160-2597-185



### 744 sq.m | Bathrooms: 14 | Bedrooms: 10 | Rooms: 22

PROPERTY DESCRIPTION

In a dominant and private location, nestled in the Niccone Valley, one of the most exclusive and sought-after corners of Umbria, internationally renowned for its proximity to Reschio Castle, we offer a historic stone farmhouse with a panoramic swimming pool and guesthouse, surrounded by pristine nature and landscapes of rare beauty.
The property represents a perfect balance between authenticity, privacy, and timeless charm, in a highly valuable setting.

INTERNAL COMPOSITION

The property covers a total area of approximately 670 m2 and is composed of two buildings.
The main farmhouse, spread over two levels, retains the authentic character of an Umbrian country home, with spacious, bright rooms, convivial living rooms, and 10 bedrooms, ideal for welcoming family and guests.
The completely independent annex houses a private apartment and a versatile multifunctional space, perfect as a yoga studio, wellness space, or leisure area. The property also features a charming 26-square-meter porch with open views of the valley.

OUTDOOR SPACES

The property is surrounded by approximately 5 hectares of private land, constantly maintained and embellished by an avenue of Tuscan cypress trees that scenically leads to the entrance of the property.
The surrounding garden, approximately 3,150 m2, blends harmoniously with the surrounding natural landscape, offering panoramic views of great charm.
The 12 x 6-meter panoramic swimming pool is the ideal place to enjoy moments of relaxation and conviviality outdoors, enjoying an open and suggestive view of the Umbrian countryside.
The property includes a tool shed of approximately 48 m2.
There is also a 20 kW photovoltaic system, an element of great value in terms of energy efficiency and sustainability.

STATE AND FINISHES

The property underwent a careful renovation in 2004, carried out with full respect for the local architectural tradition and enhancing the original materials and authentic details.
The rooms retain all the charm of historic Umbrian homes thanks to the floors and walls in precious local Etruscan terracotta, exposed wooden beams, wooden window frames with shutters and iron grates, all elements that lend warmth, character, and elegance to the spaces.
The bathrooms were completely renovated at the beginning of 2026.
Heating is powered by LPG, while the water supply is guaranteed by the public aqueduct.

USE AND POTENTIAL

An ideal property as a private residence for those who wish to live immersed in nature, in total privacy, without sacrificing comfort and elegance.
Thanks to its layout, the addition of an outbuilding, and its strategic location in one of Umbria's most sought-after areas, the property is also ideal as a charming accommodation facility, an exclusive boutique, or an investment in the high-end hospitality sector.

DISTANCES AND POSITIONS

City
Umbertide 10 km
Lisciano Niccone 13 km
Cortona 32 km
Perugia 44 km
Arezzo 63 km
Florence 144 km
Rome 213 km

Sea and Lakes
Lake Trasimeno 42 km
Adriatic Sea 113 km
Tyrrhenian Sea 186 km

Airports
Perugia Airport 42 km
Rimini Airport 170 km
Pisa Airport 220 km
Florence Airport 157 km
Rome Fiumicino Airport 240 km

## Certification

**Energy Class**: Not appliable

## Property Informations

**Bedrooms**: 10

**Bathrooms**: 14

**Rooms**: 22

**Internal condition**: Excellent

**---> 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, 3.150 sq.m

**Kitchen**: Eat-in kitchen

















**CB Best Properties**
Via Leonardo da Vinci 23 - Gubbio (PG) - Phone number (+39) 075 9276639
gubbio@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















**CB Best Properties**
Via Leonardo da Vinci 23 - Gubbio (PG) - Phone number (+39) 075 9276639
gubbio@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















**CB Best Properties**
Via Leonardo da Vinci 23 - Gubbio (PG) - Phone number (+39) 075 9276639
gubbio@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962













**CB Best Properties**
Via Leonardo da Vinci 23 - Gubbio (PG) - Phone number (+39) 075 9276639
gubbio@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962