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

Rustic/Farmhouse/Court for Sale in Perugia
Colle Umberto I
€ 1.550.000
Ref. CBI160-2597-188



1.600 sq.m | Bathrooms: 10 | Bedrooms: 10 | Rooms: 35

PROPERTY DESCRIPTION

We offer a large agricultural property with an established dairy farm, nestled in a natural setting of rare beauty just steps from Lake Trasimeno.
The property includes a stone farmhouse of approximately 700 square meters, completely renovated in keeping with local architectural tradition, now perfectly integrated into the production activity and ideal as a hospitality facility dedicated to welcoming and welcoming guests.
The heart of the property is the dairy, fully equipped and compliant with current regulations, ready to process and produce high-quality dairy products. This ready-to-use business, nestled in an authentic and distinctive setting, combines production, hospitality, and a food and wine experience.
The dominant and panoramic position, immersed in the quiet Umbrian countryside, makes this property an ideal solution for developing a business project related to agritourism, experiential hospitality, and the promotion of the area's excellence.

INTERNAL COMPOSITION

The main farmhouse retains all the authentic charm of ancient Umbrian homes, with rooms featuring exposed wooden beams, stone arches, terracotta floors, and original materials.
The ground floor features spacious living rooms with direct access to the outdoor spaces and the panoramic porch, which houses an antique wood-burning oven and spaces ideal for tastings, private events, and welcoming guests. This level is completed by another large, bright and welcoming living room with a fireplace, served by two bathrooms.
The basement is entirely dedicated to the dairy business and comprises processing and production rooms, a kitchen, an operations area, cold storage rooms, a bathroom, and a warehouse. The spaces are perfectly organized and functional for the production process.
Upstairs are three spacious and bright, independent apartments, ideal for agritourism or for accommodating staff and guests. The apartments also feature a charming panoramic porch with sweeping views of the Umbrian hills.

OUTDOOR SPACES

The property extends over approximately 510,000 m2 of land, mostly arable, in a setting of absolute privacy and extraordinary landscape value.
The property features a 13 x 6 meter panoramic swimming pool, built in 2015, perfect for offering guests moments of relaxation immersed in nature.
The estate is completed by approximately 400 productive olive trees, as well as approximately 1 hectare of walnut grove.
There are also outbuildings requiring renovation and three large warehouses with a total surface area of approximately 860 m2, ideal for agricultural, logistics, food processing, or further business development.
The property also has a private well, municipal water supply, and an automatic entrance gate.

STATE AND FINISHES

The farmhouse retains the authentic charm of ancient Umbrian residences, reinterpreted with attention to contemporary comfort.
The stone façade, wooden beams, vaulted ceilings, and terracotta floors create a warm and authentic atmosphere, perfectly in keeping with the property's rural setting. Wooden window frames and shutters, along with underfloor heating, ensure living comfort and functionality.

USE AND POTENTIAL

This property represents an opportunity for those wishing to invest in an already established agricultural and hospitality business, in the heart of one of Umbria's most authentic and sought-after areas.
The presence of the operational dairy, combined with the large agricultural spaces and the existing accommodation facility, makes the estate ideal for the development of a charming agriturismo, rural relais, multifunctional farm, or a project related to experiential and food and wine tourism.
A place where production, hospitality, and tradition blend into an authentic experience, immersed in nature and the timeless beauty of the Umbrian countryside.

DISTANCES AND POSITIONS

City
Perugia 15 km
Umbertide 17 km
Lisciano Niccone 39 Km
Gubbio 40 km
Città di Castello 42 km
Assisi 45 km

Sea and Lakes

Lake Trasimeno 16 km
Lake Corbara 69 km
Lake Fiastra 100 km
Adriatic Sea 104 km

Airports
Perugia Airport 30 km
Florence Airport 151 km
Rome Airport 201 km

Motorway
E45 6 km
A1 Motorway 50 Km

Certification

Energy Class: Not appliable

Property Informations

Bedrooms: 10	**Bathrooms**: 10
Rooms: 35	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: 3
Total floors: 3	**Parking space**: Uncovered
Date of construction: 1900	**Current Status**: Available after the deed of sale
Garden: Private	**Kitchen**: Eat-in kitchen

















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