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

Estate for Sale in Città di Castello
€ 2.300.000
Ref. CBI160-2598-192



1.350 sq.m | Bathrooms: 14 | Bedrooms: 12 | Rooms: 13

PROPERTY DESCRIPTION

HISTORICAL ESTATE

In the heart of the Tuscan and Umbrian countryside, nestled in a landscape of absolute tranquility and privacy, we offer for sale a prestigious historic estate surrounded by approximately 3 hectares of private land, including well-kept gardens, green spaces, and breathtaking views of the surrounding hills.
The property, of rare beauty and great charm, stands out for its elegant layout divided into three independent structures perfectly integrated into the landscape, designed to offer the perfect balance between conviviality, privacy, and widespread hospitality.
A large park of over 5,000 square meters with a panoramic swimming pool, pool house, relaxation areas, and spaces dedicated to events makes this residence ideal both as an exclusive residence and as a high-end hospitality facility.
The estate preserves the authentic charm of historic Umbrian and Tuscan residences, where nature, elegance, and tranquility coexist harmoniously. The dominant and secluded location ensures a unique atmosphere, particularly appreciated for private stays, weddings, exclusive events, and retreats immersed in nature.

INTERNAL COMPOSITION

The property is spread across three distinct buildings.
The main farmhouse hosts 12 elegant independent suites, each consisting of:
bedroom, private living room, fully equipped kitchen, dining area, private bathroom. The rooms have been designed to ensure guests' independence and comfort, while maintaining the authentic character of the historic residence.
A second independent structure, ideal as a private annex or guest accommodation, features:
Two bedrooms, living room, kitchen, and dining room. The property also includes a third structure dedicated to hospitality and events, featuring two large reception rooms with a strong historical character and a warm, elegant atmosphere. The rooms, embellished with impressive exposed wooden beams, evocative original stone arches, and a magnificent large central fireplace, retain the authentic charm of ancient Umbrian noble residences. The generous ceilings, natural light, and historic materials lend the spaces an extraordinary sense of prestige and hospitality, creating ideal settings for enjoying convivial moments in an exclusive and timeless setting.
The rooms are perfect for:
receptions, weddings, corporate events, workshops, gala dinners, tastings, exclusive retreats, convivial and representative moments.
The interior architecture, combined with the continuity with the outdoor spaces and gardens of the estate, creates a scenic and refined atmosphere, perfect for welcoming prestigious guests and events in an authentic setting of great historical charm.
Overall, the estate has 12 bedrooms, 14 bathrooms, and numerous common areas dedicated to hospitality and relaxation.

STATE AND FINISHES

The property is in excellent condition and has been maintained with great care while respecting its original architectural features.
The rooms retain the authentic charm of Umbrian and Tuscan rural homes, with traditional materials, historic details, and a warm, elegant atmosphere that blends seamlessly with the surrounding landscape.
The finishes, generous spaces, and independent layout of the suites make the estate extremely versatile and ready for use both as a private residence and as a charming hospitality facility.

OUTDOOR SPACES

The property extends for approximately 3 hectares and includes large green spaces, nature trails, relaxation areas, and social spaces.
The heart of the outdoor spaces is the splendid panoramic swimming pool with pool house, perfectly integrated into the natural setting and ideal for relaxing in complete privacy.
The property is completed by:
Outdoor dining areas, lounge areas, barbecues, spaces dedicated to receptions and events, manicured gardens, large flat surfaces suitable for recreational activities and hospitality. The dominant position offers spectacular sunsets and an open view of the Umbrian and Tuscan hills, in an exclusive and private setting.

USE AND POTENTIAL
Thanks to its size, layout, and the presence of several independent buildings, the property is ideal for multiple uses.
Perfect as:
Representative private residence, luxury retreat, boutique resort, charming accommodation facility, location for exclusive weddings and events, estate dedicated to wellness and experiential hospitality. The presence of independent suites, large event rooms, and furnished outdoor areas allows for the development of a high-level hospitality project, while maintaining the authenticity and historical charm of the property.
An exclusive residence combining privacy, elegance, nature, and hospitality in one of the most charming areas between Umbria and Tuscany.

Certification

Energy Class: Not appliable

Property Informations

Address: Frazione Case Sparse	**Zip Code**: 6012
Bedrooms: 12	**Bathrooms**: 14
Rooms: 13	**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
Balconies: Present	**Terrace**: Present
Garden: Private, 5.000 sq.m	**Kitchen**: Eat-in kitchen

















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