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

Estate for Sale in Gubbio
€ 1.390.000
Ref. CBI160-2597-193



1.080 sq.m | Bathrooms: 16 | Bedrooms: 20 | Rooms: 35

EXCLUSIVE PROPERTY WITH HEATED POOL AND MULTIFUNCTIONAL SPACES Ideal for co-ownership between multiple families, a wedding venue, a health center, a charming hospitality facility, or a prestigious private residence. PROPERTY DESCRIPTION Just 10 minutes from Gubbio, nestled in the Umbrian hills in a dominant position, this charming property comprises a main farmhouse, an outbuilding, a large multifunctional building for shared living spaces, and a panoramic heated swimming pool. A rare property, where the authentic charm of Umbrian tradition meets modern comforts and cutting-edge technology. Thanks to the presence of numerous independent living units, the spacious common areas, and the extraordinary flexibility of the spaces, the property lends itself to multiple interpretations. INTERNAL COMPOSITION The main farmhouse is spread over approximately 525 m2 on two levels, with a porch and a 40 m2 panoramic terrace. The property currently houses 11 apartments, sleeping a total of 34. The property also includes a 160-square-meter annex divided into three independent apartments. There is also a large multifunctional space of approximately 204 square meters with a living room with a fireplace, a bar area, and a fully equipped kitchen, ideal as a common area, private clubhouse, event space, fitness area, wellness center, or meeting and socializing place. OUTDOOR SPACES The property extends across approximately 60,000 square meters of land, immersed in the tranquil Umbrian countryside. The park and green areas are home to numerous fruit trees, splendid tall trees, and majestic oaks, lending the estate character, shade, and an authentic, timeless atmosphere. The estate's crowning glory is the 14 x 6 meter heated panoramic swimming pool with a spacious solarium and unobstructed views of the surrounding hills. The property also features a 15 kW photovoltaic system with storage battery, mains water, a private well, and an electric car charging station. USE AND POTENTIAL It represents an ideal solution for multiple families wishing to share a prestigious property in Umbria while maintaining privacy and independence. It is also perfect as a wedding venue and location for exclusive events, a health center, a holistic center, or a wellness project, a boutique hospitality facility, a charming accommodation facility, or as a prestigious private residence immersed in

nature. The property currently hosts a well-established hospitality business, appreciated by an international clientele, supported by excellent online reviews and an established market presence. Interested parties can access detailed information regarding occupancy, revenue, and business development potential. DISTANCES AND POSITIONS City Gubbio 10 km Perugia 49 km Assisi 62 km Florence 159 km Rome 217 km Lakes and Sea Lake Trasimeno 78 km Adriatic Sea 83 km Tyrrhenian Sea 240 km Airports Perugia Airport 47 km Ancona Airport 102 km Florence Airport 170 km Rome Airport 245 km

Certification

Energy Class: A1

Property Informations

Zip Code: 6024	**Bedrooms**: 20
Bathrooms: 16	**Rooms**: 35
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
---> esclusiva <---: 1	: 0000-00-00
Parking space: Uncovered	**Date of construction**: 1800
Current Status: Available after the deed of sale	**Terrace**: Present, 40 sq.m
Garden: Private	**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