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

Rustic/Farmhouse/Court for Sale in Assisi
€ 4.200.000
Ref. CBI160-2553-214



800 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 10

Prestigious estate with vineyard, spa, and panoramic pool in Assisi

Just minutes from the center of Assisi, immersed in the quiet Umbrian countryside and surrounded by vineyards and olive groves, we offer a prestigious estate dedicated to hospitality, wellness, and food and wine experiences.
A charming property, where the Umbrian landscape becomes an integral part of the experience: approximately 830 square meters of space, a panoramic swimming pool, a spa, a wine cellar, an Assisi DOC vineyard, an olive grove, and a large area dedicated to receptions and events.
A particularly interesting solution both for continuing the current hospitality vocation and for developing a high-end boutique country resort or wine resort project in one of Italy's most world-famous destinations.
The property
The complex offers an extremely versatile distribution of spaces.
The accommodation comprises four independent apartments and five bedrooms with private bathrooms, allowing for a variety of guest types while ensuring privacy and independence.
In addition, there is a spa, common areas dedicated to relaxation and conviviality, and numerous rooms functional to the management of the structure.
Of particular note is the tasting and events room, already authorized to accommodate up to 200 people: a feature that allows the accommodation to be combined with receptions, ceremonies, private events, tastings, and experiences related to Umbrian wine and gastronomy.

The property also includes a fully equipped cellar and rooms for processing and storing the company's products.
Swimming pool, vineyard and olive trees
The outdoor spaces represent one of the distinctive elements of the estate.
The 14 x 7-meter panoramic swimming pool with whirlpool tub fits harmoniously into the landscape and offers a privileged place from which to experience the tranquility of the Assisi countryside.
A patio of over 100 square meters, a panoramic veranda, and a barbecue area expand the spaces dedicated to outdoor living.
But it is above all the relationship with the land that gives the property its most authentic identity.
The estate includes approximately 1.7 hectares of vineyards intended for the production of Assisi DOC wine and approximately 150 olive trees, 50 of which are centuries-old.
The vineyard, olive grove, and cellar are not just a scenic backdrop, but a tangible part of the property's experience and potential.
Umbrian tradition and sustainability
The estate was built respecting the characteristics of traditional Umbrian architecture, favoring local and natural materials and maintaining a strong dialogue between the buildings and the surrounding landscape.
The rooms exude a warm and authentic atmosphere, consistent with a concept of hospitality based on comfort, tranquility, and a connection to the local area.
Particular attention was also paid to sustainability, with the presence of two photovoltaic systems.
An investment in the heart of Umbria
The combination of Assisi, hospitality, wellness, events, wine, and agricultural production makes this property particularly attractive for a high-end hospitality project.
Boutique country resort, wine resort, event venue, and food and wine experience venue: a wide range of options are offered by an estate that already possesses many of the most sought-after features in today's regional hospitality.
The location is another strong point: Umbria International Airport is just 8 km away, while Perugia and Spello are approximately 19 km away.

Certification

Energy Class: Not appliable

Property Informations

Address: Via delle Macine, 11	**Bedrooms**: 5
Bathrooms: 5	**Rooms**: 10
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Current Status**: Available after the deed of sale
Garden: Private	**Kitchen**: Eat-in kitchen

















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