



COLDWELL BANKER
BEST PROPERTIES

Coldwell Banker Best Properties
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Rustic/Farmhouse/Court for Sell in Perugia - Area: Centro storico

📍 Strada S. Michele Arcangelo, Perugia, 06121 (PG)

795.000€



Contact info



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Description

PROPERTY DESCRIPTION

In an exclusive position between the countryside and the city, just a few minutes from the historic center of Perugia, we offer for sale this charming stone farmhouse from the late eighteenth – early nineteenth century, immersed in the quiet of a natural landscape of rare beauty. While enjoying absolute privacy, the property is located close to the city center, from which you can admire a suggestive view of the profiles of the most iconic cathedrals such as San Pietro and San Domenico. The property extends over approximately 6 hectares of land, including olive groves, walnut groves, arable land and woods, guaranteeing large green spaces and an authentic and regenerating context.

INTERNAL COMPOSITION

The farmhouse, on two levels, is currently divided into three independent residential units: a main apartment on the first floor, consisting of four bedrooms and a private bathroom, in addition to the living room with large fireplace and kitchen with pantry and balcony; two apartments, each with a bedroom, a bathroom, in addition to the living area, both enjoy independent access. The structure is completed by a space of approximately 100 square meters on the ground floor in an advanced state of rough construction, ready to be transformed as needed into additional living space, and a separate annex, with the potential to become an outbuilding or independent villa of approximately 150 square meters.

STATE AND FINISHES

The structure preserves original materials and historical details, such as terracotta floors and exposed wooden beams, typical of the Umbrian tradition. The already inhabited units are in good condition, but require internal adjustments in terms of finishes as well as various energy efficiency improvements. The unfinished part offers room for customization, being able to be used either as a rustic lounge serving the main apartment, or as an additional independent apartment. The stone exteriors and wooden window frames complete the image of an authentic and welcoming farmhouse. It is important to point out that the structure has recently been consolidated through anti-seismic interventions as well as ventilation of the foundations and consolidation of the attics.

OUTDOOR SPACES

The outdoor spaces are large and well distributed, ideal for agricultural projects, private gardens or relaxation areas. The presence of mature trees, gravel paths and a hilly context make the atmosphere warm and intimate, perfect for those who love living in nature a stone's throw from the city, while the approximately 700 olive trees guarantee the production of a significant quantity of excellent extra virgin olive oil.

The generous flat lawn in front of the farmhouse is perfect for hosting a large swimming pool.

USE AND POTENTIAL

This farmhouse is perfect both as a private residence and as a tourist accommodation (agriturismo, holiday home, B&B) as it can count on several residential units. The proximity to the centre of Perugia, combined with the independence and great potential of the spaces not yet finished, make it a rare solution for those who want to combine urban comfort and rural life, without compromise.

Details

 Property ID: CBI134-2230-179	 Surface: 500.00 m²
 Rooms: 18	 Bathrooms: 3
 Bedrooms: 6	

Property Features

 Floor: Building	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 500.00 m²
 Rooms: 18	 Bedrooms: 6
 Bathrooms: 3	 Position: Central
 Shower: Yes	 Fireplace: Yes

Nearby

 Gyms	 Wellness Centers	 Soccer Fields
 Sports Complexes	 Tennis Courts	 Bike Paths
 Playgrounds	 Train Station	 Public Transportation
 Kindergarten	 Elementary Schools	 Middle Schools
 High Schools	 Cafes / Bars	 Post Offices
 Shopping Centers	 Municipal Offices / Town Halls	

Images







