CB Best Properties
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Rustic/Farmhouse/Court for Sell in Gualdo Cattaneo - Area: Torri

Via del Monastero, Perugia, 06035 (PG)

399.000€

Contact info

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Description

PROPERTY DESCRIPTION

Nestled in the quiet Umbrian hills, near Gualdo Cattaneo and the charming village of Le Torri, this charming property offers the perfect combination of privacy, comfort, and authenticity. Situated in a private and well-maintained residential area, it enjoys a strategic location that allows you to experience the tranquility of the countryside without sacrificing proximity to essential amenities.
Adding to the exclusive feel of the location is the nearby historic Torri Castle, dating back to the 16th century, a testament to the area's rich historical and cultural heritage.

OUTDOOR SPACES

The property is surrounded by a private garden of approximately 3,000 square meters, perfectly integrated into the surrounding landscape and ideal for relaxing outdoors.
The outdoor area features a raised swimming pool and a barbecue area, perfect for al fresco lunches and dinners with friends and family.
Access to the property is completely independent and is guaranteed by an electric gate.
The land also includes a grove of 20 productive olive trees, which adds further charm to the property.

STATE AND FINISHES

The property is in excellent condition thanks to a careful renovation that has preserved the typical character of Umbrian homes.
The interiors are enhanced by traditional terracotta floors and exposed wooden beam ceilings, elements that lend warmth and authenticity to the spaces.

INTERNAL COMPOSITION

The property is spread over two levels.
On the ground floor there is a spacious cellar, ideal as a utility room, as well as a convenient garage with capacity for two cars.
The first floor houses the main living area, accessible via an external staircase with a separate entrance. This level features a bright kitchen and two spacious living rooms that offer multiple possibilities, from the living area to the dining room.
The sleeping area includes four bedrooms and two bathrooms, ensuring adequate space both for a large family and for hosting friends and relatives.
The layout is functional and well-organized, with bright rooms and panoramic views of the surrounding greenery.

USE AND POTENTIAL

Thanks to its privileged location and its characteristics, the property is perfect both as a main residence and as an elegant country home for relaxing moments away from the chaos of the city.
The property is located near Umbria's main historic centers, including Gualdo Cattaneo, Montefalco, Bevagna, and Todi.
The balance between privacy, accessibility, and the charm of the area is one of the main strengths of this property, ideal for those who want to experience the most authentic essence of Umbria in an authentic setting.

DISTANCES AND POSITIONS

City

Gualdo Cattaneo 12 km
Montefalco 16.4 km
Todi 16 km
Spoleto 30.6 km
Assisi 41 km

Perugia 47 km

Sea and Lakes

Adriatic Sea 130km
Lake Trasimeno 70 km

Airports

Ancona Airport â€“ Raffaello Sanzio 147 km
Perugia Airport â€“ San Francesco d'Assisi 45 km
Rome Fiumicino Airport 160 km

Details

- Property ID: CBI160-2553-196
- Surface: 475.00 m²
- Rooms: 5
- Garden: Privato, 3.066 sqm
- Bathrooms: 2
- Energy Class: G
- Bedrooms: 4

Property Features

- Floor: 3
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 475.00 m²
- Rooms: 5
- Bedrooms: 4
- Bathrooms: 2
- Kitchen: Habitable
- Position: Peripheral
- Shower: Yes
- Garage: Double
- Garden: Private, 3.066 sqm
- Fireplace: Yes
- Swimming pool: Yes

Nearby

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

Images

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