



COLDWELL BANKER
ITALY

CB Best Properties

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Rustic/Farmhouse/Court for Sell in Perugia - Area: Colle Umberto I

📍 Perugia, PG

695.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

In the heart of the Umbrian hills, just minutes from Lake Trasimeno and the historic center of Perugia, we offer a stone farmhouse of approximately 700 square meters, the perfect balance between authenticity and entrepreneurial potential. Completely renovated in keeping with local architectural tradition, the farmhouse enjoys a dominant and panoramic position, immersed in the Umbrian countryside, with splendid open views of the surrounding landscape.

A distinctive and valuable feature is the presence of a fully equipped dairy farm, compliant with current regulations, already organized for the production and processing of high-quality dairy products. This unique feature makes the property ideal not only as a private residence, but also as a farm, agritourism business, or a charming relais with its own production.

INTERNAL COMPOSITION

The ground floor welcomes you with a large hallway that leads to several authentic living areas, embellished with exposed wooden beams, stone arches, and original materials typical of Umbrian tradition.

The living area includes spacious rooms with direct access to the outdoor spaces and the panoramic porch, which houses an antique wood-burning oven and a guest bathroom. This level is completed by another large, bright and inviting living room with a fireplace, featuring multiple accesses to the garden and served by two bathrooms.

The ground floor also leads to the basement dedicated to the dairy business, perfectly organized and functional, consisting of rooms for processing and production, kitchen, operations area, cold storage rooms, bathroom and warehouse.

Upstairs are three independent, spacious and bright apartments, each with a charming panoramic porch offering open views of the Umbrian hills.

OUTDOOR SPACES

The property is surrounded by a well-kept private park of approximately 6,150 square meters, a peaceful oasis immersed in nature, enhanced by a 13 x 6 meter panoramic swimming pool built in 2015, perfect for enjoying moments of relaxation in total privacy.

The property includes two annexes requiring renovation, which offer interesting possibilities for expansion and enhancement, both for residential and tourist-accommodation purposes.

The property also has a private well, municipal water supply and an automatic entrance gate.

STATE AND FINISHES

The farmhouse retains the authentic charm of ancient Umbrian homes, yet tastefully and with a focus on contemporary comfort.

The stone façade, wooden beams, vaulted ceilings, terracotta floors, and original materials lend the rooms a warm, timeless atmosphere. Wooden window frames and shutters, along with underfloor heating, ensure a comfortable stay.

USE AND POTENTIAL

This property represents a rare opportunity for those who wish to live in an exclusive setting, surrounded by nature and enjoying absolute privacy, without sacrificing proximity to major services and transport links.

Perfect as a private residence, a charming accommodation, a farmhouse, or a relais with a dairy farm, it offers guests an authentic experience in the heart of Umbria.

DISTANCES AND POSITIONS

City

Perugia 15 km

Umbertide 17 km

Lisciano Niccone 39 Km

Gubbio 40 km
Città di Castello 42 km
Assisi 45 km

Sea and Lakes

Lake Trasimeno 16 km
Lake Corbara 69 km
Lake Fiastra 100 km
Adriatic Sea 104 km

Airports

Perugia Airport 30 km
Florence Airport 151 km
Rome Airport 201 km

Motorway

E45 6 km
A1 Motorway 50 Km

Details



Property ID: CBI160-2597-187



Surface: 770.00 m²



Rooms: 30



Bathrooms: 10



Bedrooms: 10

Property Features



Floor: 3



Conservation status: Renovated



Current condition: Free upon deed



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Rooms: 30



Bedrooms: 10



Bathrooms: 10



Kitchen: Habitable



Position: Peripheral



Shower: Yes



Parking space: Uncovered



Garden: Private,



Fireplace: Yes



Swimming pool: 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





