

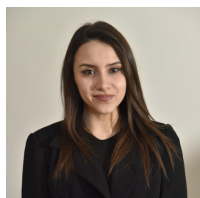
## Rustic/Farmhouse/Court for Sell in Gubbio

📍 Via Serra Brunamonti, Perugia, 06024 (PG)

880.000€



### Contact info



CB Best Properties

**Claudia Lucan**

Phone: +39 075 9276639  
Email: [claudia.lucan@cbitaly.it](mailto:claudia.lucan@cbitaly.it)

# Description

## PROPERTY DESCRIPTION

Just 10 minutes from Gubbio and the Perugia-Ancona highway, immersed in the greenery of the Eugubine countryside, we offer an exclusive stone farmhouse.

## INTERNAL COMPOSITION

The property is spread over two levels for a total of 450 m2.

On the ground floor we find a large living area with a stone bar enriched with Canadian elements, a welcoming relaxation area and a dining room ideal for organizing unforgettable dinners and moments of conviviality.

The ground floor is completed by two bathrooms and a closet.

The first floor is easily accessible via an internal lift, or via a typical Umbrian-style external stone staircase. We find a welcoming living room, characterised by an arch in pietra serena, a kitchen and a custom-made study. It is also enriched by three double bedrooms, each with a private bathroom, one of which has a shower and a large hydromassage tub. To complete the floor, a fourth bedroom, a practical laundry room and a built-in wardrobe.

## STATE AND FINISHES

Renovated with care and attention to detail, the property has maintained the authentic charm of the ancient Umbrian farmhouses, thanks to the ceilings with wooden beams and floors produced by the prestigious Tagina ceramics.

The wooden window frames and shutters, equipped with mosquito nets, offer excellent thermal insulation. The underfloor heating, adjustable via thermostats in each room, guarantees comfort throughout the house. The property is also equipped with a central fireplace, flanked by two high-performance stube imported from Romania.

Each room is furnished with fine furniture from different parts of the world, giving the house a unique and refined atmosphere.

The property is equipped with security systems such as armored door and perimeter alarm system. The main entrance, embellished with a splendid gate forged in Egypt, is equipped with a video surveillance system.

It is also equipped with solar panels, a photovoltaic system and two wells that guarantee a constant water supply.

## OUTDOOR SPACES

The farmhouse stands on a plot of land of approximately 13,000 m2, completely fenced and embellished with a structure used as a play area.

The garden features numerous fruit trees, including apple, pear, plum, fig and cherry trees, which further enrich the property.

The surrounding land is rich in prized mushrooms such as porcini, ovuli and truffles.

## USE AND POTENTIAL

This Umbrian jewel represents an oasis of peace and tranquility, ideal for those looking for a private residence or a holiday home just a few minutes from the main services.

There is also the possibility of building a swimming pool, making the property even more exclusive and perfect for outdoor relaxation.

## DISTANCES AND POSITIONS

### City

Â· Gubbio 13.3 km

Â· Genga 46.9 km

Â· Assisi 46.8 km

Â· Perugia 45.8 km

Â· Rome 211 km

Â· Florence 194 km

### Sea and Lakes

Â· Lake Trasimeno 91.5 km

Â· Adriatic Sea 89.3 km  
Â· Tyrrhenian Sea 219 km

Airports

Â· Perugia Airport 39.9 km  
Â· Rome Airport 237 km  
Â· Florence Airport 206 km

Motorway

Â· E45 36.6 km

# Details



Property ID: CBI160-2597-78



Surface: 450.00 m²



Rooms: 6



Bathrooms: 6



Bedrooms: 4

# Property Features



Floor: Building



Conservation status: Excellent



Current condition: Free upon deed



Surface: 450.00 m²



Rooms: 6



Bedrooms: 4



Bathrooms: 6



Kitchen: Habitable



Position: Peripheral



Shower: Yes



Parking space: Uncovered



Garden: Private,



Fireplace: 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









**PER MOTIVI DI PRIVACY LE PLANIMETRIE  
SONO CONSULTABILI SOLO SU RICHIESTA**

