

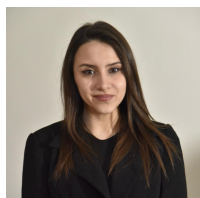
Rustic/Farmhouse/Court for Sell in Perugia

📍 Strada Colle Umberto, Ponte Nese, Perugia, 06133 (PG)

425.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

In the heart of the Umbrian countryside, just a few kilometers from Perugia and the shores of Lake Trasimeno, we offer a stone farmhouse expertly renovated in keeping with local tradition.

A home that preserves the soul of the area and interprets its essence with balance and sobriety, offering warm, bright spaces that blend perfectly into the surrounding landscape.

INTERNAL COMPOSITION

The property is spread over two levels with a total surface area of approximately 270 m², connected by both a comfortable internal staircase and the characteristic external stone staircase, an authentic architectural element of the Umbrian farmhouse tradition.

The ground floor houses the living area, a kitchen with a fireplace, a large living room adorned with exposed stone walls, and a charming sitting room with vaulted ceilings and a fireplace creating a unique atmosphere. The large panoramic window frames the valley like a natural painting.

The first floor is entirely dedicated to the sleeping area and opens onto a second living area with a fireplace, ideal for relaxing. This floor also features three double bedrooms, each with a walk-in closet, one with an en-suite bathroom, and a master bathroom serving the other bedrooms.

A spacious mezzanine completes the level, offering a versatile space perfect as a study, library, or reading area. The floor is further enhanced by an additional bathroom and two convenient storage closets, ensuring functionality and comfort.

OUTDOOR SPACES

The property is surrounded by 5,300 square meters of private parkland, a peaceful oasis that guarantees privacy and a direct connection with nature.

An antique wood-fired oven and stone barbecue become the focal point of convivial outdoor moments, including summer dinners and sunsets in the Umbrian countryside.

It's possible to build a panoramic swimming pool, perfectly integrated into the landscape, from which to enjoy an open and evocative view. The property also includes splendid olive trees, which allow for the production of extra virgin olive oil.

STATE AND FINISHES

Inside, the traditional charm has been sensitively preserved: exposed wooden beams, vaulted ceilings, terracotta floors, and original materials blend harmoniously with a meticulous renovation, designed to ensure comfort and functionality without altering the farmhouse's historic identity.

The stone facade, wooden window frames and shutters, and underfloor heating complete the property.

USE AND POTENTIAL

A rare residence in its authenticity and simplicity, ideal as a private residence surrounded by nature or as a charming second home in Umbria.

Perfect for those who want to experience the countryside with comfort, privacy, and an authentic lifestyle, without sacrificing proximity to major cultural centers and services.

DISTANCES AND POSITIONS

City

Perugia 15 km

Umbertide 17 km

Lisciano Niccone 39 Km

Gubbio 40 km

Citt? 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: CBI160-2598-167	 Surface: 270.00 m²
 Rooms: 8	 Garden: Privato, 5.300 sqm
 Bathrooms: 4	 Bedrooms: 3

Property Features

 Floor: 2	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 270.00 m²
 Rooms: 8	 Bedrooms: 3
 Bathrooms: 4	 Kitchen: Habitable
 Position: Peripheral	 Balconies: Presente
 Parking space: Covered	 Garage: Triple
 Garden: Private, 5.300 sqm	 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





