CB Best Properties
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Rustic/Farmhouse/Court for Sell in Città di Castello

Vocabolo Morra, Perugia, 06012 (PG)

1.170.000€

Contact info

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Description

PROPERTY DESCRIPTION

In the most authentic heart of Umbria, on the border with Tuscany and located atop a gentle hill overlooking the picturesque Nestore Valley, stands this charming 17th-century stone farmhouse, immersed in the tranquility and timeless beauty of the green heart of Italy.
Accessible via a short private road, the property enjoys a peaceful and private setting, where the hilly landscape opens up into sweeping, evocative vistas that capture the true essence of this area.
Some of the images accompanying the listing are evocative renderings and do not represent reality but are intended to suggest the property's extraordinary potential.

INTERNAL COMPOSITION

With a total surface area of approximately 440 m2 spread over two levels, the farmhouse offers spacious and bright spaces, designed to enhance natural light and the continuous connection with the surrounding landscape.
The ground floor is conceived as the convivial heart of the home and would house a spacious living area consisting of an entrance hall, kitchen, living room, study, bathroom, cellar, and a room to be dedicated to a wellness area.
The first floor, connected by a comfortable internal staircase, is dedicated to the sleeping area and could accommodate four bedrooms with en-suite bathrooms, as well as an elegant relaxation room designed as a reading space or private living area.

STATE AND FINISHES

Over the centuries, the farmhouse has undergone several architectural transformations: from an ancient medieval tower to a country chapel to a fortified structure, still preserving the charm of its history and Umbrian rural tradition.
The property has undergone careful structural restoration, respecting its original architectural features and complying with current regulations. It is currently in its unfinished state, offering the rare opportunity to complete the interiors and finishes to your own taste, interpreting the charm of a historic residence in a contemporary way.

OUTDOOR SPACES

Outside, the property extends over approximately 7 hectares of land, a highly evocative natural landscape that guarantees absolute privacy and splendid panoramic views of the surrounding valley.
The setting also lends itself to the creation of a panoramic swimming pool in front of the farmhouse, creating an ideal space to fully experience the beauty of the Umbrian landscape. There is also the possibility of creating an additional annex of approximately 38 square meters, perfect as a guesthouse or multipurpose space.

USE AND POTENTIAL

Thanks to its privileged location, historic charm, and significant customization potential, this property represents a unique opportunity to create a prestigious private residence surrounded by nature or to develop a refined investment project.

DISTANCES/POSITIONS

Morra: 5 km
Città di Castello: 15 km
Gubbio: 58 km
Castiglion Fiorentino: 25 km
Cortona: 30 km
Arezzo: 45 km
Florence: 110 km
Rome: 220 km

LAKES AND SEAS

Lake Trasimeno: 60 km
Lake Montedoglio: 45 km
Adriatic Sea: 180 km

AIRPORTS

Perugia Airport: 60 km
Florence Airport: 130 km
Bologna Airport: 200 km
Rome Airport: 230 km
Ancona Airport: 155 km
Rimini Airport: 137 km

Details

Property ID: CBI160-2598-173	Surface: 475.00 m²
Rooms: 9	Garden: Privato, 1.500 sqm
Bathrooms: 5	Bedrooms: 5

Property Features

Floor: On two levels	Conservation status: Raw
Current condition: Free upon deed	Surface: 475.00 m²
Rooms: 9	Bedrooms: 5
Bathrooms: 5	Position: Peripheral
Garden: Private, 1.500 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

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