CB Best Properties
Via Leonardo da Vinci 23 - 06024 Gubbio
P.IVA e C.F.: 03833500543
Tel.: (+39) 075 9276639

Rustic/Farmhouse/Court for Sell in Città di Castello

Vocabolo Fontanelle, Perugia, 06012 (PG)

290.000€

Contact info

CB Best Properties
Sabrina Damiani

Phone: +39 075 9276639
Email: sabrina.damiani@cbitaly.it

Description

PROPERTY DESCRIPTION

Nestled in the quiet Umbrian countryside, just 6 km from Città di Castello and all the main amenities, we offer for sale a charming farmhouse renovated and refurbished in the 1990s, located in a dominant and panoramic position.
The images in the listing are illustrative renderings, designed to suggest a possible interpretation of the spaces and highlight their potential: the properties currently require interior finishing.

INTERNAL COMPOSITION

The main farmhouse is spread over two levels with a total surface area of approximately 350 m2, preserving the authentic charm of Umbrian tradition intact.
On the ground floor, rooms once used as cellars now house charming spaces embellished with original 19th-century elements, ideal for reinterpreting as elegant areas dedicated to conviviality or relaxation.
The first floor houses the living area, where a warm and welcoming atmosphere is expressed through a large living room with fireplace, a kitchen, a dining room, and a sleeping area consisting of four double bedrooms, a study, and a bathroom, all designed to offer comfort and authenticity in a setting of absolute tranquility.

STATE AND FINISHES

The main body of the property, dating back to the 19th century, tells an authentic story made of expertly preserved original materials and details: terracotta, single-fired, parquet, and terrazzo floors in excellent condition, period doors, and evocative acetylene lamps that evoke the timeless charm of Umbrian rural tradition.
The double-glazed wooden window frames blend harmoniously with the surrounding environment, while ensuring high standards of comfort thanks to excellent thermal and acoustic insulation.
The heating system is powered by LPG, ensuring efficiency and functionality in every season.
OUTDOOR SPACES
The property is surrounded by a well-kept private park of approximately 2,000 square meters, with additional land totaling 2,200 square meters, offering ample space immersed in nature and maximum privacy.
The property includes an independent annex of approximately 45 m2, once used as a stable, now full of potential for reinterpretation according to different needs.

USE AND POTENTIAL

The property is perfect as a charming private residence, ideal for those who want to live immersed in nature without sacrificing comfort.
The spaces, layout, and landscape offer exciting possibilities for customization and enhancement, making this farmhouse a versatile and charming option in the heart of Umbria.

DISTANCES AND POSITIONS

Città di Castello: 6.2 km
Umbertide: 21.4 km
Gubbio: 48.4 km
Perugia: 50.7 km
Florence: 126 km
Rome: 219 km

SEAS AND LAKES

Lake Trasimeno: 61.4 km
Adriatic Sea: 100 km

AIRPORTS

Perugia Airport: 49.8 km

Florence Airport: 137 km
Rome Fiumicino Airport: 245 km

Details

Property ID: CBI160-2598-184

Surface: 395.00 m²

Rooms: 6

Garden: Privato, 2.000 sqm

Bathrooms: 1

Bedrooms: 4

Property Features

Floor: On two levels

Conservation status: Renovated

Current condition: Free upon deed

Surface: 395.00 m²

Rooms: 6

Bedrooms: 4

Bathrooms: 1

Kitchen: Habitable

Position: Peripheral

Shower: Yes

Garden: Private, 2.000 sqm

Fireplace: Yes

Parquet : 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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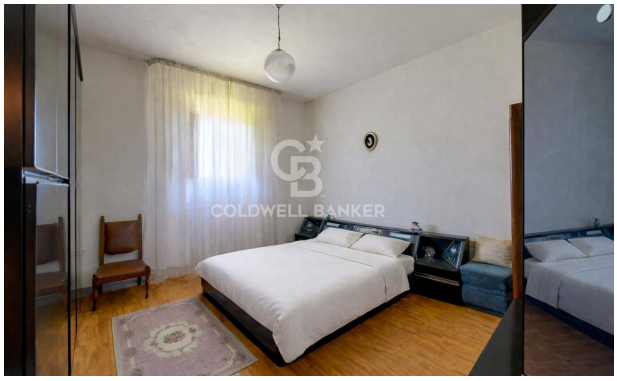
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