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

Perugia, PG

990.000€

Contact info

CB Best Properties
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Description

An elegant country residence between Umbria and Tuscany, where history, comfort, and privacy meet in one of the most exclusive settings in Central Italy.

PROPERTY DESCRIPTION
There are beautiful houses and there are houses that tell a story, this property belongs to the latter category.
Purchased over forty years ago by the current owner, this splendid farmhouse has been brought back to life with passion and meticulous attention to detail. The renovation has preserved the original charm of Umbrian tradition while integrating every modern comfort. For over forty years, this has been a true family home, lived in and improved over time. Every renovation has been meticulously crafted, rendering the property authentic, elegant, and functional. With a total floor area of 478 square meters and 4,000 square meters of fully fenced land, the farmhouse represents the perfect balance of historic charm, comfort, and privacy.

INTERIOR SPACES
The farmhouse comprises 19 rooms with bright and welcoming spaces, characterised by wooden beams, terracotta floors and original details.
It comprises four bedrooms, three master bathrooms, two half bathrooms, two kitchens, elegant living and dining rooms, as well as a splendid veranda that is perfectly integrated with the house.

OUTDOOR SPACES
The garden of approximately 4,000 m2 is completely fenced and equipped with an irrigation and lighting system.
The 6×12-meter panoramic swimming pool is the centerpiece of the outdoor space, complete with a bathroom with shower. The property also includes a detached annex of approximately 20 square meters, a garage of approximately 50 square meters, two private wells, and a 10,000-liter cistern for drinking water. There is an outdoor barbecue adjacent to the house.

EQUIPMENT
• 6 kW photovoltaic system
• Air conditioning
• LPG and pellet heating system
• 6×12 meter swimming pool
• Two wells
• 10,000 litre tank
• Irrigation system
• External lighting
• Garage and annex

THE ADVANTAGES OF PROPERTY
The property is located in one of the most prestigious areas between Umbria and Tuscany, with a splendid view of the Castello di Reschio, today one of the most exclusive luxury relais in Europe.
The house is completely independent. It was originally part of an ancient rural hamlet, now divided into just two separate properties. The other house is located across a dirt road, and thanks to the orientation of the buildings, there are no direct views or interference, ensuring maximum privacy. The presence of a single neighbor represents an added value in terms of security and tranquility, especially for those who use the house as a second residence.

USE AND POTENTIAL
Perfect as a private residence, second home, or investment, this property is particularly suitable for multiple families thanks to its layout and the presence of independent rooms that allow for privacy. In recent years, it has been rented out during the summer season with excellent results, proving highly sought-after by an international clientele seeking an exclusive villa with a pool and privacy.

POSITIONS
Countries and Cities:

Market 3 km
Lisciano Niccone 8 km
Umbertide 15 km
Cortona 20 km
Perugia 40 km
Arezzo 50 km
Florence 125 km
Rome 210 km

Airports:
Perugia 50 km
Florence 145 km
Bologna 185 km
Rome Fiumicino 240 km

Seas and Lakes
Adriatic Coast (Fano): approximately 120 km (1 h 45 min)
Adriatic Coast (Senigallia): approximately 135 km (2 h)
Tyrrhenian Coast (Castiglione della Pescaia): approximately 175 km (2 hours and 30 minutes)
Tyrrhenian Coast (Monte Argentario): approximately 190 km (2 h 45 min)
Lake Trasimeno 25 km

Details

Property ID: CBI160-2598-199	Surface: 549.00 m²
Rooms: 5	Garden: Privato, 4.000 sqm
Bathrooms: 5	Bedrooms: 4

Property Features

- Floor: 3
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 549.00 m²
- Rooms: 5
- Bedrooms: 4
- Bathrooms: 5
- Kitchen: Habitable
- Position: Peripheral
- Garage: Double
- Garden: Private, 4.000 sqm
- Fireplace: Yes
- Swimming pool: Yes
- Terrace: Present

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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