

Rustic/Farmhouse/Court for Sell in Umbertide

📍 Località Palazzetto Nese, Civitella Ranieri, Perugia, PG

850.000€



Contact info



CB Best Properties

Sabrina Damiani

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

Description

Property Description

The heart of this charming property is the ancient medieval tower, the original lookout point around which the entire farmhouse developed over the centuries. Even today, it remains the most authentic and distinctive feature of the residence, lending it a truly unique historical charm.

Perched on a hilltop with spectacular 360° panoramic views of the Umbrian countryside stretching as far as the historic Civitella Ranieri Castle, the property offers a rare balance between absolute privacy and convenience, just minutes from the center of Umbertide and all major amenities.

Completely renovated and ready to move into, it comprises a large stone farmhouse, an outbuilding, and an annex with garage and utility room, all set in approximately 8,000 m² of fully fenced land.

Please note that the images of the interior spaces were created using renderings, with the sole purpose of offering a possible representation of the furnished spaces.

Interior spaces

The main farmhouse is spread over two levels with large, bright rooms.

The ground floor features an elegant entrance hall with a dramatic central staircase, the charming tower room, another bedroom with bathroom, and a large open-plan living room. Also on the same level is a guest apartment, comprising a living room with kitchen, a bedroom, and a bathroom.

The first floor hosts an entrance hall, three bedrooms with en suite bathrooms and a study that can easily be transformed into a fourth bedroom.

Outdoor spaces

The approximately 8,000 m² plot of land, completely fenced, is enriched by centuries-old olive trees, tall trees and large green spaces that guarantee privacy and tranquility.

The property also includes an outbuilding with two rooms and a bathroom, a large garage, and a utility room. Although it currently lacks a swimming pool, the space and panoramic location allow for the construction of one, which would further enhance the property.

Thanks to its commanding position, the view of Civitella Ranieri Castle, the prestige of the medieval tower, and its proximity to amenities, this property represents a rare combination of history, elegance, privacy, and practicality, ideal both as a prestigious private residence and as a high-end hospitality facility.

Potential

Thanks to the medieval tower, the well-organized spaces, the independent guesthouse, and the panoramic location just minutes from amenities, the property lends itself to multiple uses. It is ideal as a prestigious private residence, a prestigious second home, or an exclusive, charming accommodation facility, perfect for a boutique B&B or a high-end vacation rental. A swimming pool could be built, further enhancing its charm and value.

In an area increasingly sought after by foreign buyers, this home represents a rare combination of history, elegance, privacy, comfort, and investment potential.

Distances

Umbertide (all services): 3 km (5 minutes) Città di Castello: approximately 25 km (30 minutes) Gubbio: approximately 30 km (35 minutes) Perugia: approximately 40 km (35-40 minutes) Cortona: approximately 35 km (40 minutes) Assisi: approximately 55 km (45-50 minutes) Arezzo: approximately 60 km (1 hour) Siena: approximately 110 km (1 hour and 40 minutes) Florence: approximately 130 km (1 hour and 50 minutes) Rome: approximately 210 km (2 hours and 40 minutes)

Airports

Umbria International Airport – Perugia: approximately 45 km (35-40 minutes) Florence Airport: approximately 145 km (2

hours) Ancona Airport: approximately 145 km (2 hours) Bologna Airport: approximately 190 km (2 hours and 30 minutes)
Rome Fiumicino Airport: approximately 250 km (3 hours)

Sea

Fano (Adriatic Coast): approximately 95 km (1 hour and 30 minutes) Senigallia (Adriatic Coast): approximately 120 km (1 hour and 45 minutes) Castiglione della Pescaia (Tyrrhenian Coast): approximately 190 km (2 hours and 45 minutes)

Details

 Property ID: CBI160-2598-202	 Surface: 598.00 m²
 Rooms: 7	 Garden: Privato, 8.000 sqm
 Bathrooms: 4	 Bedrooms: 6

Property Features

 Floor: On two levels	 Conservation status: Renovated
 Current condition: Free upon deed	 Surface: 598.00 m²
 Rooms: 7	 Bedrooms: 6
 Bathrooms: 4	 Kitchen: Habitable
 Position: Peripheral	 Garage: Single
 Garden: Private, 8.000 sqm	 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



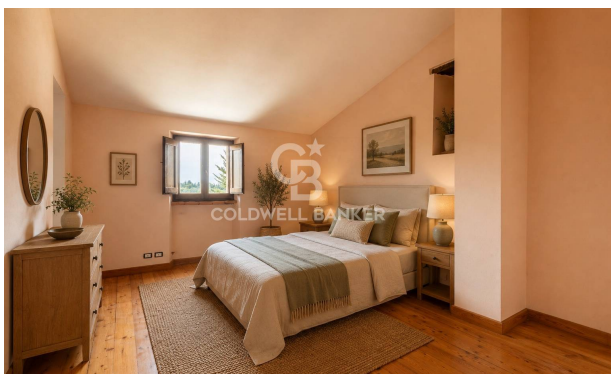
Shopping Centers

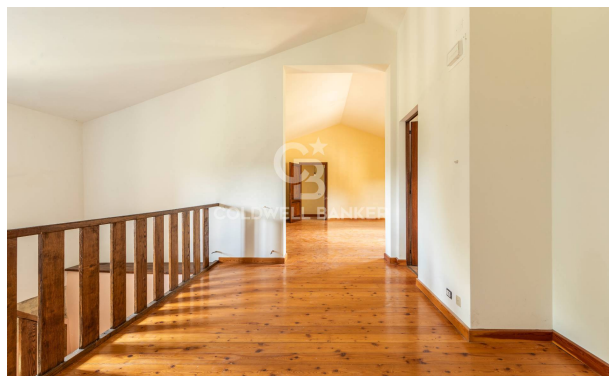
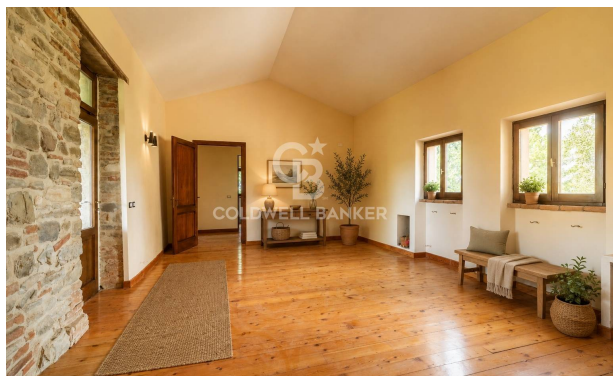


Municipal Offices / Town Halls

Images







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

