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 Gubbio

Frazione Santa Margherita, Perugia, 06024 (PG)

540.000€

Contact info

CB Best Properties
Sabrina Damiani

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

Description

A stone farmhouse, three independent buildings, 56 hectares of land, and endless possibilities in the heart of Umbria.

Just minutes from Gubbio, in the hills near the hamlet of Loreto, we offer a particularly attractive property for those who want to experience the countryside, be surrounded by nature, and enjoy large spaces in complete privacy.

Located on a plateau approximately 600 meters above sea level, the farmhouse retains the authentic charm of a traditional country home.
The property comprises a main building of approximately 400 m2, as well as three independent and separate buildings, which total a further 380 m2.
The land, mostly pasture and arable land, measures a total of 56 hectares, which can be completely consolidated and converted into a vineyard, olive grove, or orchard.

INTERNAL COMPOSITION

The habitable part is mostly on the first floor with access via a characteristic Umbrian staircase, completely in stone and terracotta tiles, covered by a portico with wooden beams and terracotta.
The home comprises a living room with fireplace, a kitchen-dining room with fireplace, four bedrooms, and two bathrooms. The property also includes another residential unit comprising a living room, also with a fireplace, two bedrooms, and a bathroom. On the ground floor, five additional rooms offer the opportunity to customize the space to your liking.

STATE AND FINISHES

The building, completely renovated in 2000, has retained almost its entire original style. It features exposed beams and tiled ceilings, wooden fixtures, including the doors, and some windows with handcrafted iron grilles. Interior walls are made of brushed exposed stone, while the fireplaces were crafted by local craftsmen and lend a pleasant, historic touch to the property.

USE AND POTENTIAL

With ample land available, the property lends itself to multiple uses, from a traditional private residence to the possibility of creating a hospitality facility with an adjoining farm/livestock farm.

DISTANCES

City

Gubbio 15 km
Arezzo 90 km
Perugia 50 km
Assisi 65 km

Seas and Lakes

Adriatic 85 km
Tyrrhenian Sea 200 km
Lake Trasimeno 55 km

Airports

Perugia 50 km
Ancona 100 km
Bologna 230 km

Highways

A14 Km 50
A1 Km 90
Some media may have been generated and/or modified using artificial intelligence.

Details

Property ID: CBI160-2598-216

Surface: 430.00 m²

Rooms: 8

Bathrooms: 3

Bedrooms: 6

Property Features

Conservation status: Renovated

Current condition: Free upon deed

Surface: 430.00 m²

Rooms: 8

Bedrooms: 6

Bathrooms: 3

Kitchen: Habitable

Balconies: Presente

Shower: Yes

Garden: Private,

Fireplace: Yes

Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

Images

COLDWELL BANKER

COLDWELL BANKER

RENDERING
Esempio di come può essere con la piscina
Example of how it could be with the pool

COLDWELL BANKER

COLDWELL BANKER

RENDERING CON ARREDI
RENDERING WITH FURNISHINGS

RENDERING

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER