

Rustic/Farmhouse/Court for Sell in Gubbio

📍 Fraz. Monteluiano, Perugia, 06024 (PG)

450.000€



Contact info



CB Best Properties

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Description

DESCRIPTION

A terrace overlooking the valley

This property represents the union between ancient and modern, between stone and innovation.

Measuring 500 square meters in total, it comprises two residential units of 120,000 square meters each, in addition to terraces and various multipurpose spaces on the ground floor. The property also includes 2.2 hectares of land.

STATE AND FINISHES

The property was built in 2002, currently the two residential floors are in their raw state, while the ground floor is finished. The finishes are top-quality; the cladding stone was salvaged on-site from an old building, and the photovoltaic system is designed to produce 4 kW. Water is supplied by a private well and a cistern with rainwater collection, while the heating system is designed for a hydro-stove, currently running on LPG gas.

OUTDOOR SPACES

The property is surrounded by approximately 2.2 hectares of land enriched by fruit trees, olive groves and magnificent centuries-old oak trees.

The convenient, flat outdoor space has been designed to accommodate a parking lot close to the home, allowing for a green area surrounding the building. The garden at the rear of the home features two terraces adorned with 25 productive olive trees.

USE AND POTENTIAL

This partially unfinished solution offers the opportunity to customize the interior layout and finishes to your liking, creating a bespoke home with your desired style. A swimming pool can be built.

DISTANCES AND POSITIONS

City

Gubbio 8 km

Â· Genga 57 km

Assisi 53 km

Perugia 41 km

Rome 220 km

Florence 170 km

Sea and Lakes

Â· Lake Trasimeno 100 km

Â· Adriatic Sea 85 km

Â· Tyrrhenian Sea 243 km

Airports

Perugia Airport 39 km

Rome Airport 248 km

Florence Airport 183 km

Motorway

Â· E45 45 km

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Details

 Property ID: CBI160-2680-81	 Surface: 500.00 m²
 Rooms: 11	 Garden: Privato, 3.788 sqm
 Bathrooms: 6	 Bedrooms: 6

Property Features

 Floor: Building	 Conservation status: Good
 Current condition: Free upon deed	 Surface: 500.00 m²
 Rooms: 11	 Bedrooms: 6
 Bathrooms: 6	 Kitchen: Habitable
 Position: Peripheral	 Balconies: Presente
 Shower: Yes	 Parking space: Uncovered
 Garden: Private, 3.788 sqm	 Fireplace: Yes
 Terrace: Present	

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



