

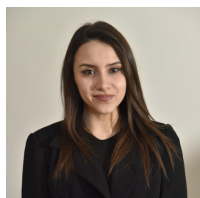
Rustic/Farmhouse/Court for Sell in Gubbio

📍 Petazzano, Perugia, 06024 (PG)

390.000€



Contact info



CB Best Properties

Claudia Lucan

Phone: +39 075 9276639
Email: claudia.lucan@cbitaly.it

Description

Property Description

Nestled in the Eugubine hills, we offer a splendid, fully renovated two-level stone farmhouse. It represents the perfect balance between rural authenticity and modern comforts.

The residence has six double bedrooms, each with an en-suite bathroom, a very bright living area with an open-plan kitchen and dining room.

The lower floor features a large basement of approximately 180 square meters, a versatile space that can be transformed into a refined relaxation area, a private spa, or a cinema room.

The property includes a large external courtyard and parking area.

Outdoor Spaces

The farmhouse is surrounded by approximately 10 hectares of land, where a beautiful swimming pool with a panoramic view could be built.

Completing the outdoor spaces are a traditional wood-fired oven and a handcrafted stone fireplace, which together create the perfect environment for cooking and sharing pizzas and barbecues with friends.

Condition and Finishes

The farmhouse reflects the pure essence of Umbrian style, with wooden beamed ceilings and antique terracotta floors featuring handcrafted details that lend warmth and authenticity.

Each room has been designed with high-quality materials, from the recently built built-in kitchens to the new wooden window frames, in perfect harmony with the aesthetics of the context.

Use and Potential

Situated in a private yet easily accessible location, this farmhouse is the ideal solution for those seeking a peaceful retreat in the heart of Umbria without sacrificing proximity to major centers.

Thanks to its configuration, the property is ideal both as a prestigious private residence and as a hospitality facility.

The possibility of creating an internal connecting staircase between the floors and customizing the large basement adds further value and versatility to the property.

DISTANCES AND POSITIONS

City

Gubbio 6 km

Perugia 58 km

Assisi 60 km

Rome 220 km

Florence 168 km

Sea and Lakes

Lake Trasimeno 85 km

Adriatic Sea 73 km

Airports

Perugia Airport 52 km

Rome Airport 250 km

Florence Airport 180 km

Details



Property ID: CBI160-2553-139



Surface: 460.00 m²



Rooms: 11



Bathrooms: 6



Bedrooms: 6

Property Features



Floor: On two levels



Conservation status: Excellent



Current condition: Free upon deed



Surface: 460.00 m²



Rooms: 11



Bedrooms: 6



Bathrooms: 6



Kitchen: Habitable



Position: Peripheral



Shower: Yes



Garage: Single



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



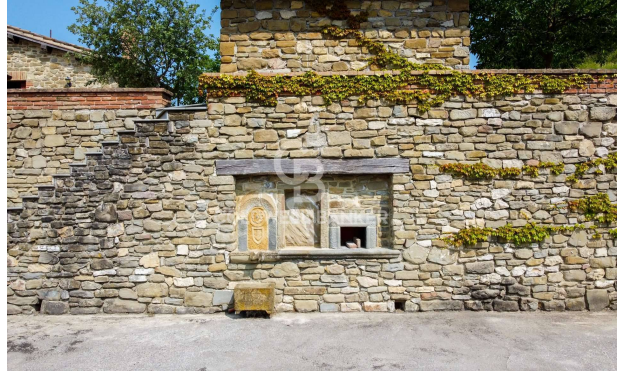
Shopping Centers

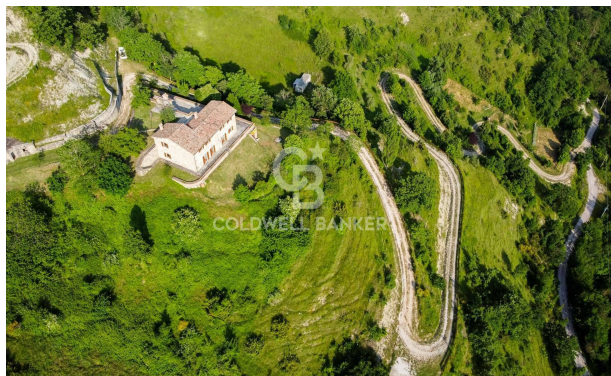


Municipal Offices / Town Halls

Images







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

