

Estate for Sell in Umbertide

📍 Loc. Serra Partucci, Perugia, 06019 (PG)

3.750.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

Located at an altitude of 450 meters, this exclusive resort with spa, wellness center and thermal pools offers wonderful panoramic views of the beautiful countryside of the Upper Tiber Valley.

A charming country villa, created from the careful restoration of a 17th-century farmhouse, designed to offer maximum comfort and hospitality while respecting local tradition. The property offers 10 en-suite rooms, elegantly decorated with classic furniture and exposed wood-beamed ceilings. All rooms are equipped with TV, internet access, telephone, minibar, air conditioning, complimentary toiletries, and splendid views of Umbertide, Perugia, and the Tiber Valley.

This exclusive resort is the only one in Umbria to boast a thermal spa with three pools-two outdoor and one indoor-with water temperatures that can be heated up to 48°C. These pools feature innovative hydromassage techniques and a Kneipp path. A Finnish sauna, gym, jacuzzi, Turkish bath with aromatherapy, geysers, and an ice waterfall are ideal for revitalizing baths and healthy hydrotherapy treatments, or for a completely relaxing holiday.

It also offers a large internal restaurant capable of accommodating up to 50 guests, perfect for offering unique gastronomic experiences in a refined atmosphere.

The panoramic terrace overlooking the valley and the summer restaurant adjacent to the pools are exclusive.

A short distance from the main building, for sale with the resort, is a stone manor house with five bedrooms and a second guest house with one bedroom, currently used as private residences by the owners.

The property also features a rich source of natural mineral water, certified by a concession from the Ministry of Health.

USE AND POTENTIAL

The philosophy of this splendid establishment is to put hospitality first, offering a welcome that includes well-being, tranquility, relaxation, and excellent cuisine in its restaurant.

The property represents an ideal solution for continuing an exclusive, high-end hospitality business, offering guests a unique experience of elegance and tranquility immersed in the splendid scenery of the green heart of Umbria.

DISTANCES AND LOCATION

Located 5 km from Umbertide and all the main services, the property is a 40-minute drive from Perugia and its convenient airport.

Located at the heart of one of Italy's most beautiful hiking trails, which extends from the nearby 20th-century Civitella Ranieri Castle to the adjacent 13th-century Serra Partucci Castle, all the way to the 17th-century Abbey of San Faustino. Surrounded by extensive green spaces, it offers unique and rejuvenating walks through olive groves, vineyards, and orchards.

It is, in fact, the ideal base for tourist itineraries dedicated to history, art, and culture; from here, it's easy to reach important art cities such as Gubbio, Assisi, Spoleto, Todi, Perugia, Città di Castello, Cortona, Florence, and Lake Trasimeno.

City

Perugia 33 km

Arezzo 70 km

Rome 200km

Seas and Lakes

Adriatic Sea 150 km

Tyrrhenian Sea 220 km

Lake Trasimeno 55 km

Piediluco Lake 90 km

Highways

E45 5 Km

Airports
Perugia Airport 45 km
Fiumicino Airport 220 KM
Bologna Airport 211 km

Details

 Property ID: CBI160-2553-212	 Surface: 1300.00 m²
 Rooms: 33	 Bathrooms: 17
 Energy Class: C	 Bedrooms: 15

Property Features

 Floor: 2	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 1300.00 m²
 Rooms: 33	 Bedrooms: 15
 Bathrooms: 17	 Kitchen: Habitable
 Position: Isolated	 Parking space: Uncovered
 Garden: Private,	 Fireplace: Yes
 Safe: Yes	 Swimming pool: Yes
 Parquet : Yes	

Nearby



Gyms



Wellness Centers



Soccer Fields



Sports Complexes



Tennis Courts



Playgrounds



Train Station



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars



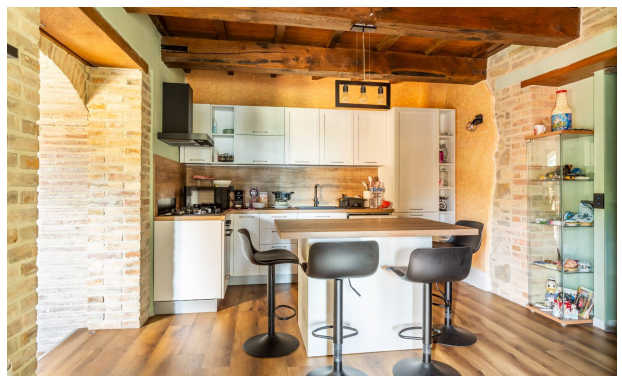
Post Offices



Municipal Offices / Town Halls

Images











SAMPLE FLOOR PLAN



PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA

FOR PRIVACY REASONS FLOOR PLANS CAN
ONLY BE CONSULTED UPON REQUEST

