



COLDWELL BANKER
ITALY

CB Best Properties

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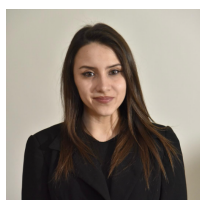
Rustic/Farmhouse/Court for Sell in Umbertide

📍 Perugia, PG

1.400.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

In a dominant and private location, nestled in the Niccone Valley, one of the most exclusive and sought-after corners of Umbria, internationally renowned for its proximity to Reschio Castle, we offer a historic stone farmhouse with a panoramic swimming pool and guesthouse, surrounded by pristine nature and landscapes of rare beauty. The property represents a perfect balance between authenticity, privacy, and timeless charm, in a highly valuable setting.

INTERNAL COMPOSITION

The property covers a total area of approximately 670 m² and is composed of two buildings. The main farmhouse, spread over two levels, retains the authentic character of an Umbrian country home, with spacious, bright rooms, convivial living rooms, and 10 bedrooms, ideal for welcoming family and guests. The completely independent annex houses a private apartment and a versatile multifunctional space, perfect as a yoga studio, wellness space, or leisure area. The property also features a charming 26-square-meter porch with open views of the valley.

OUTDOOR SPACES

The property is surrounded by approximately 5 hectares of private land, constantly maintained and embellished by an avenue of Tuscan cypress trees that scenically leads to the entrance of the property. The surrounding garden, approximately 3,150 m², blends harmoniously with the surrounding natural landscape, offering panoramic views of great charm. The 12 x 6-meter panoramic swimming pool is the ideal place to enjoy moments of relaxation and conviviality outdoors, enjoying an open and suggestive view of the Umbrian countryside. The property includes a tool shed of approximately 48 m². There is also a 20 kW photovoltaic system, an element of great value in terms of energy efficiency and sustainability.

STATE AND FINISHES

The property underwent a careful renovation in 2004, carried out with full respect for the local architectural tradition and enhancing the original materials and authentic details. The rooms retain all the charm of historic Umbrian homes thanks to the floors and walls in precious local Etruscan terracotta, exposed wooden beams, wooden window frames with shutters and iron grates, all elements that lend warmth, character, and elegance to the spaces. The bathrooms were completely renovated at the beginning of 2026. Heating is powered by LPG, while the water supply is guaranteed by the public aqueduct.

USE AND POTENTIAL

An ideal property as a private residence for those who wish to live immersed in nature, in total privacy, without sacrificing comfort and elegance. Thanks to its layout, the addition of an outbuilding, and its strategic location in one of Umbria's most sought-after areas, the property is also ideal as a charming accommodation facility, an exclusive boutique, or an investment in the high-end hospitality sector.

DISTANCES AND POSITIONS

City

Umbertide 10 km

Lisciano Niccone 13 km

Cortona 32 km

Perugia 44 km

Arezzo 63 km

Florence 144 km
Rome 213 km

Sea and Lakes
Lake Trasimeno 42 km
Adriatic Sea 113 km
Tyrrhenian Sea 186 km

Airports
Perugia Airport 42 km
Rimini Airport 170 km
Pisa Airport 220 km
Florence Airport 157 km
Rome Fiumicino Airport 240 km

Details



Property ID: CBI160-2597-185



Surface: 744.00 m²



Rooms: 22



Garden: Privato, 3.150 sqm



Bathrooms: 14



Bedrooms: 10

Property Features



Floor: On two levels



Conservation status: Excellent



Current condition: Free upon deed



Surface: 744.00 m²



Rooms: 22



Bedrooms: 10



Bathrooms: 14



Kitchen: Habitable



Position: Peripheral



Shower: Yes



Garden: Private, 3.150 sqm



Fireplace: Yes



Swimming pool: 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







