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 Umbertide - Area: Niccone

Perugia, 06019 (PG)

549.000€

Contact info

CB Best Properties
Claudia Lucan

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

Description

PROPERTY DESCRIPTION

In the heart of the picturesque Niccone Valley, one of the most exclusive and sought-after areas of Umbria, we offer for sale a stone farmhouse immersed in the quiet countryside.
The strategic location allows for authentic and private living, yet within easy reach of the main amenities and the most renowned Umbrian and Tuscan towns, making this property the ideal choice both as a private residence and as a prestigious investment.

INTERNAL COMPOSITION

The property covers a total surface area of approximately 412 m2, spread over two levels.
The ground floor features a spacious living room with characteristic exposed stone walls, a kitchen with direct access to the 16m2 porch, ideal for al fresco dining, two bedrooms, one with an en-suite bathroom, a second spacious bathroom, and a utility room with external access.
The first floor, accessible both via a characteristic external staircase and an internal connection from the living room, features a living room with a fireplace and access to a panoramic porch of approximately 4 square meters, a second kitchen, three bedrooms, a laundry room, and a bathroom.
The layout of the space makes the property extremely versatile, also allowing for easy division into two independent residential units.

OUTDOOR SPACES

The farmhouse is surrounded by a well-kept private park of approximately 3,800 square meters, an ideal space to fully experience nature, relax in complete privacy, or create pleasant areas dedicated to conviviality.
The property includes a detached annex of approximately 120 square meters, with multiple potential uses, perfect for conversion into a guest house, a wellness area with a spa, or an additional residential unit. A swimming pool could also be built, further enhancing the property and its hospitality potential.

STATE AND FINISHES

The farmhouse retains the charm of rural Umbrian architecture thanks to the restoration of original materials and the use of high-quality traditional finishes. Oak beams, antique terracotta tiles, exposed stone walls, and period fireplaces lend the rooms a warm, authentic, and elegant atmosphere.
The property has an Energy Class A2 rating, a significant added value that guarantees high energy efficiency and living comfort. The property is completed by wooden window frames and shutters, perfectly integrated with the farmhouse’s architectural style.

USE AND POTENTIAL

This property represents an ideal solution as a private residence, perfect for those who wish to live immersed in nature without sacrificing contemporary comforts.
Thanks to its generous size, the presence of a separate annex, and the possibility of dividing the farmhouse into two separate units, the property is also suitable for the creation of a charming hospitality business, a farmhouse, a holiday home, or a multi-family residence, offering interesting opportunities both as a residential property and as a real estate investment.

DISTANCES AND POSITIONS

City

Umbertide 3 km
Lisciano Niccone 17 km
Cortona 36 km
Perugia 34 km

Arezzo 56 km
Florence 132 km
Rome 204 km

Sea and Lakes

Lake Trasimeno – Tuoro sul Trasimeno 28 km
Adriatic Sea â€“ Pesaro 115 km
Tyrrhenian Sea – Follonica 185 km

Airports

Perugia Airport 35 km
Rimini Airport 129 km
Florence Airport 145 km
Pisa Airport 210 km
Rome Fiumicino Airport 235 km

Details

Property ID: CBI160-2597-201	Surface: 552.00 m²
Rooms: 10	Garden: Privato, 3.830 sqm
Bathrooms: 4	Bedrooms: 5

Property Features

- Floor: On two levels
- Conservation status: Excellent
- Current condition: Free upon deed
- Surface: 552.00 m²
- Rooms: 10
- Bedrooms: 5
- Bathrooms: 4
- Kitchen: Habitable
- Position: Semi-central
- Balconies: Presente
- Shower: Yes
- Parking space: Uncovered
- Garden: Private, 3.830 sqm
- Fireplace: 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

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER

COLDWELL BANKER