CB Best Properties
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Rustic/Farmhouse/Court for Sell in Città di Castello

Vocabolo Morra, Perugia, 06012 (PG)

1.070.000€

Contact info

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Description

PROPERTY DESCRIPTION

In the most authentic heart of Umbria, atop a gentle hill overlooking the picturesque Nestore Valley, stands this charming 17th-century stone farmhouse, immersed in the tranquility and timeless beauty of the surrounding countryside.
The property, currently under construction, represents a rare opportunity to create a custom home, showcasing original materials and architectural details typical of the Umbrian tradition.
Access is via a short private road that leads to the entrance, immediately guaranteeing a sense of exclusivity, privacy, and absolute privacy.

INTERNAL COMPOSITION

The farmhouse extends over a total surface area of approximately 450 m2 on two levels, currently in its unfinished state, ready to be completed according to your taste and needs.
The ground floor is designed to accommodate a large living area with an entrance hall, eat-in kitchen, dining room, and a generous living room. There’s also the option of installing a period fireplace, a feature that would enhance the home’s authentic atmosphere.
An internal staircase leads to the upper floor, which houses the sleeping quarters, where the project includes four bedrooms and five bathrooms. The internal layout can be further optimized, offering maximum design freedom for both private residential and hospitality purposes.

STATE AND FINISHES

The load-bearing structure retains the charm of a typical Umbrian farmhouse, with stone walls and volumes that harmoniously interact with the surrounding landscape, offering breathtaking panoramic views.
The property is currently under construction: a rare opportunity for those seeking a property with historic character but with bespoke finishes, systems, and contemporary solutions. The current stage allows for strategic interventions on materials, layout, architectural details, and energy standards, transforming the farmhouse into an exclusive residence perfectly tailored to your expectations.

OUTDOOR SPACES

The property extends over approximately 2.5 hectares of land in a dominant hillside position, with an open view of the valley and a context of absolute privacy.
The morphology of the land allows for the construction of a panoramic infinity pool, creating a highly visual outdoor area and further enhancing the property’s potential.
The property is completed by a separate annex of approximately 80 square meters, which can also be customized and is ideal as a guest house, a wellness area, a private study, or a multifunctional space serving the main farmhouse.

USE AND POTENTIAL

The property offers the opportunity to create a private residence immersed in nature, tailored to your desires and quality standards. It also lends itself to becoming a charming second home or a valuable investment in the heart of Umbria, thanks to its secluded location and the region’s strong appeal.

DISTANCES/POSITIONS

Morra: 5 km
Citt? di Castello: 15 km
Gubbio: 58 km
Castiglion Fiorentino: 25 km
Cortona: 30 km
Arezzo: 45 km
Florence: 110 km

Rome: 220 km

LAKES AND SEAS

Lake Trasimeno: 60 km
Lake Montedoglio: 45 km
Adriatic Sea: 180 km

AIRPORTS

Perugia Airport: 60 km
Florence Airport: 130 km
Bologna Airport: 200 km
Rome Airport: 230 km
Ancona Airport: 155 km
Rimini Airport: 137 km

Details

Property ID: CBI160-2598-170

Surface: 950.00 m²

Rooms: 8

Garden: Privato, 1.200 sqm

Bathrooms: 5

Bedrooms: 4

Property Features

Floor: On two levels

Conservation status: Raw

Current condition: Free upon deed

Surface: 950.00 m²

Rooms: 8

Bedrooms: 4

Bathrooms: 5

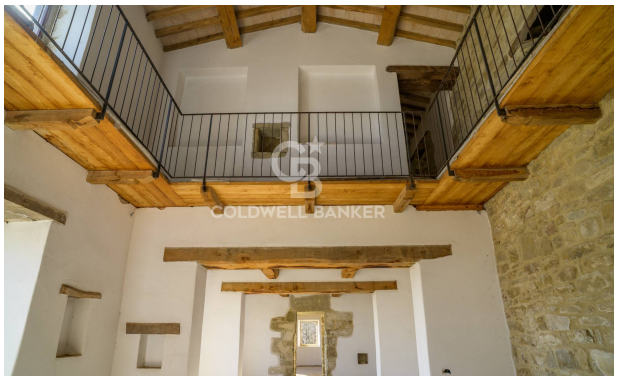
Position: Peripheral

Garden: Private, 1.200 sqm

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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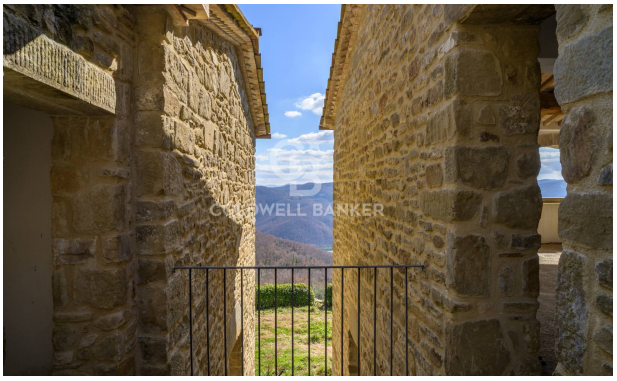
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