

Rustic/Farmhouse/Court for Sell in Collazzone - Area: Collepepe

📍 Via Gualtierio, Perugia, 06050 (PG)

440.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

Collepepe is a small, authentic hamlet in the heart of Umbria, nestled among rolling hills dotted with olive groves and cultivated fields. This town retains the charm of the Umbrian countryside, offering picturesque views and a genuine, relaxed atmosphere. Its strategic location, a short distance from major cities such as Perugia, Todi, and Marsciano, makes it ideal for those seeking tranquility without sacrificing the services and cultural, food, and wine excellences of the region. In this setting, we offer for sale a renovated farmhouse with land, immersed in the nature and privacy of the Umbrian countryside.

INTERNAL COMPOSITION

The main farmhouse, approximately 182 square meters, is spread over two well-arranged levels. On the ground floor, there is a large and welcoming living room with a fireplace, a kitchen, and a bathroom with a laundry area. The upper floor, connected by an internal staircase, features a bright living room, an eat-in kitchen, two bedrooms-one with an en suite bathroom-and another bathroom. This level also includes an attic used as a storage room. Adjacent to the house is a former stable of approximately 202 square meters, already partially renovated, featuring charming exposed wooden beams that enhance its authentic charm. The two buildings are connected by a loggia of approximately 41 square meters, ideal as a covered convivial space. The property also includes a rear structure used as a stable of approximately 35 square meters and a further detached building of approximately 40 square meters, offering interesting opportunities for renovation and customization.

OUTDOOR SPACES

Adjacent to the house and surrounding it is approximately 6.8 hectares of land, divided between arable land, an olive grove, and a vineyard, ideal for both private and agricultural use. There is a well, in addition to the mains water supply.

STATE AND FINISHES

The property, built in the early 1900s, was completely renovated in the early 2000s, maintaining the typical character of Umbrian farmhouses intact.

The structure is made of stone, and inside we find original features such as wooden beams and terracotta tiles, while the floors are terracotta. The windows are double-glazed and the shutters are also wooden. The systems are independent, with natural gas heating.

USE AND POTENTIAL

The farmhouse nestles in this private and authentic setting, surrounded by lush nature and landscapes that change color with the passing of the seasons. The property represents an ideal solution both as a private residence and as an investment. Thanks to its size, the presence of outbuildings, and the large plot of land, it is ideal for the creation of a hospitality business, such as an agriturismo or country house. The extensive land also offers the possibility of building a swimming pool, further enhancing the setting and making the property even more attractive for both private and tourist use. Finally, the presence of an olive grove and vineyard allows you to fully experience the authentic Umbrian countryside, with the possibility of producing your own oil and wine, adding value and charm to the property.

DISTANCES AND POSITIONS

City

Spello 36 km

Orvieto 48 km

Perugia 25 km

Deruta 9.5 km

Gubbio 64 km

Sea and Lakes

Adriatic Sea 150 km
Tyrrhenian Sea 180 km
Lake Trasimeno 70 km

Airports

Perugia Airport 28 km
Rome Airport 173 km
Florence Airport 193 km
Pisa Airport 247 km

Motorway

A1 80 km

Details

 Property ID: CBI160-2598-178	 Surface: 475.00 m²
 Rooms: 7	 Garden: Privato, 1.590 sqm
 Bathrooms: 3	 Bedrooms: 3

Property Features

 Floor: On two levels	 Conservation status: Renovated
 Current condition: Free upon deed	 Surface: 475.00 m²
 Rooms: 7	 Bedrooms: 3
 Bathrooms: 3	 Kitchen: Habitable
 Position: Residential area	 Shower: Yes
 Parking space: Uncovered	 Garage: Shed
 Garden: Private, 1.590 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





