CB Best Properties
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Rustic/Farmhouse/Court for Sell in Gualdo Tadino

Via delle Cartiere, Perugia, 06023 (PG)

670.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

Just 2 km from Gualdo Tadino, immersed in the pristine tranquility of the Umbrian countryside, stands the prestigious Mulino Malcotti, a historic residence dating back to 1643 with timeless charm.
An authentic place, where the presence of water and ancient structures tell centuries of history linked to the milling tradition.
The complex still retains its original charm today, with evocative spaces and stone details that evoke the past.

INTERNAL COMPOSITION

The property, carefully renovated in the early 2000s, is divided as follows:
Detached from the main building, a former factory of approximately 350 square meters on four levels, currently in its raw state but reconsolidated in 2020, represents an extraordinary development opportunity, ideal for the creation of a hospitality facility or an exclusive hospitality project.
The main entrance leads to the residential area, a harmonious ensemble of three apartments totaling 196 square meters: a spacious and welcoming main unit with three bedrooms and bright living spaces; a second two-bedroom apartment, featuring a balanced and functional layout; and finally, a charming loft-style solution, more intimate and cozy, perfect as an annex or private suite, where the charm of the past lives on through the perfectly preserved ancient millstones.
The property also includes an additional 196 square meters of the old mill, spaces of great historical and evocative value, with the real possibility of being reactivated and transformed into a distinctive element of great charm, capable of combining tradition, authenticity, and high-level hospitality.

STATE AND FINISHES

The property elegantly preserves the authentic soul of a typical Umbrian mill, where vaulted ceilings, wooden beams, and exposed tiles create a warm and timeless atmosphere. The floors, which alternate the charm of terracotta with the practicality of porcelain stoneware and the delicacy of ceramic, complement each room in a harmonious balance of tradition and comfort. Double-glazed wooden window frames complete the overall look, preserving the original character while offering a welcoming and contemporary feel.

OUTDOOR SPACES

The exterior of the property opens onto an elegant 65 m2 panoramic terrace, accessible from the main entrance, a privileged place to enjoy moments of quiet and contemplation immersed in the landscape.
Completing the experience, a large 1,465 m2 garden gently leads to a further 1,728 m2 of flat land, embellished with a charming artificial lake.
A setting of rare harmony, where nature and tranquility blend together, making the entire property profoundly unique and evocative.

USE AND POTENTIAL

This property represents a unique opportunity, ideal both as a residence immersed in nature and for the development of a charming hospitality project. A place that combines vision and authenticity, enriched by the opportunity to bring a historic 17th-century mill back to life, transforming it into a distinctive feature. A home to be lived in and reinterpreted, where history, nature, and the future merge into something truly unique.

DISTANCES AND POSITIONS

Gualdo Tadino: 2 km
Gubbio: 27 km
Assisi: 32 km
Foligno: 40 km
Perugia: 50 km

Terni: 91 km
Ancona: 92 km
Rome: 194 km

LAKES AND SEAS

Lake Trasimeno: 68 km
Lake Fiastra: 75 km
Adriatic Sea: 82 km

AIRPORTS

Perugia Airport: 43 km
Ancona Airport: 78 km
Rome Airport: 218 km

Details

Property ID: CBI160-2598-179	Surface: 860.00 m²
Rooms: 20	Garden: Privato, 1.465 sqm
Bathrooms: 3	Bedrooms: 6

Property Features

- Floor: Multi-story
- Conservation status: Renovated
- Current condition: Free upon deed
- Surface: 860.00 m²
- Rooms: 20
- Bedrooms: 6
- Bathrooms: 3
- Kitchen: Habitable
- Position: Semi-central
- Shower: Yes
- Parking space: Uncovered
- Garden: Private, 1.465 sqm
- Fireplace: Yes
- Terrace: Present
- Parquet : 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






































