**CB Best Properties**
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# Rustic/Farmhouse/Court for Sell in Gubbio

Fraz. Monteluiano, Perugia, 06024 (PG)

450.000€

## Contact info

CB Best Properties
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# Description

DESCRIPTION

A terrace overlooking the valley
This property represents the union between ancient and modern, between stone and innovation.
Measuring 500 square meters in total, it comprises two residential units of 120,000 square meters each, in addition to terraces and various multipurpose spaces on the ground floor. The property also includes 2.2 hectares of land.

STATE AND FINISHES

The property was built in 2002, currently the two residential floors are in their raw state, while the ground floor is finished. The finishes are top-quality; the cladding stone was salvaged on-site from an old building, and the photovoltaic system is designed to produce 4 kW. Water is supplied by a private well and a cistern with rainwater collection, while the heating system is designed for a hydro-stove, currently running on LPG gas.

OUTDOOR SPACES

The property is surrounded by approximately 2.2 hectares of land enriched by fruit trees, olive groves and magnificent centuries-old oak trees.
The convenient, flat outdoor space has been designed to accommodate a parking lot close to the home, allowing for a green area surrounding the building. The garden at the rear of the home features two terraces adorned with 25 productive olive trees.

USE AND POTENTIAL

This partially unfinished solution offers the opportunity to customize the interior layout and finishes to your liking, creating a bespoke home with your desired style. A swimming pool can be built.

DISTANCES AND POSITIONS

City
Gubbio 8 km
· Genga 57 km
Assisi 53 km
Perugia 41 km
Rome 220 km
Florence 170 km

Sea and Lakes
· Lake Trasimeno 100 km
· Adriatic Sea 85 km
· Tyrrhenian Sea 243 km

Airports
Perugia Airport 39 km
Rome Airport 248 km
Florence Airport 183 km

Motorway
· E45 45 km
Some media may have been generated and/or modified using artificial intelligence.

# Details

Property ID: CBI160-2680-81

Surface: 500.00 m²

Rooms: 11

Garden: Privato, 3.788 sqm

Bathrooms: 6

Bedrooms: 6

# Property Features

Floor: Building

Conservation status: Good

Current condition: Free upon deed

Surface: 500.00 m²

Rooms: 11

Bedrooms: 6

Bathrooms: 6

Kitchen: Habitable

Position: Peripheral

Balconies: Presente

Shower: Yes

Parking space: Uncovered

Garden: Private, 3.788 sqm

Fireplace: Yes

Terrace: Present

# Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

# Images

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