

Rustic/Farmhouse/Court for Sell in Perugia - Area: Rancolfo

📍 Strada Casale, Perugia, 06134 (PG)

587.000€



Contact info



CB Best Properties

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Description

PROPERTY DESCRIPTION

A few kilometers from Umbertide, in a splendid hilly position, we offer a typical Umbrian farmhouse divisible into two real estate units (ground floor and first floor) thanks to the two independent entrances.

INTERNAL COMPOSITION

The farmhouse, with a total surface area of 342 square meters, was designed to ensure comfort and functionality. On the ground floor we find a large living room with fireplace and bar corner, ideal for moments of relaxation or conviviality. The living area also includes a dining room, a kitchen, a bathroom and a utility room. In addition, a multipurpose room offers the flexibility of being used as an additional bedroom or study.

The spacious tavern includes a small kitchen, an oven and an additional dining area. This bright and windowed area is enriched by exposed wooden beams and enjoys a view of the surrounding park.

An internal staircase leads to the first floor, where a hallway gives access to four bedrooms, one of which is designed for the creation of a kitchen. Two bathrooms, a closet and a study complete the floor.

The newly built annex, measuring approximately 70 m², offers an independent and well-structured living area. A beautiful porch leads to a bright living room with kitchenette, two bedrooms, a bathroom and a closet. A small mezzanine, used as a living area with private bathroom, offers additional flexibility, becoming an ideal space for work or relaxation.

STATE AND FINISHES

The interiors of the farmhouse and the annex have been designed to enhance the authentic Umbrian style, with traditional elements that give a unique and charming atmosphere. The exposed stone walls, a symbol of local tradition, create a strong link with the history of the area, while the vaults, arches and wooden beams add a rustic elegance to the rooms.

Wooden window frames with double glazing and mosquito nets ensure thermal and acoustic insulation, while the numerous windows guarantee pleasant natural lighting.

OUTDOOR SPACES

The garden, completely fenced and equipped with an electric gate, extends for 2,560 m² and hosts about 50 olive trees, offering not only an aesthetic value but also the possibility of producing high quality olive oil for personal use.

Security is ensured by a video surveillance system with 14 strategically distributed cameras.

The autonomous water supply is ensured by two wells, an essential advantage for the management of the outdoor spaces and the house. The large water availability also allows the construction of a swimming pool.

From an energy point of view, the property is equipped with a 4.6kW photovoltaic system for the production of electricity and an 8.9kW solar thermal system for water heating, ensuring a low environmental impact and a reduction in consumption.

USE AND POTENTIAL

This farmhouse is an oasis of peace for those seeking serenity and contact with nature, without giving up modern comforts. The proximity to the main services, reachable in just five minutes, guarantees a perfect balance between tranquility and practicality.

The property, thanks to the possibility of configuring a second independent housing unit, offers a dual functionality: main residence or source of income.

DISTANCES AND POSITIONS

City

- Gubbio 32.2 m
- Umbertide 11.2 km
- Assisi 39.8 km
- Perugia 23.4 km
- Rome 194 km
- Florence 161 km

Sea and Lakes

- Lake Trasimeno 58.6 km
- Adriatic Sea 105 km
- Tyrrhenian Sea 200 km

Airports

- Perugia Airport 22.1 km
- Rome Airport 220 km
- Florence Airport 175 km

Motorway

- E45 20.6 km

Details



Property ID: CBI160-2680-95



Surface: 435.00 m²



Rooms: 10



Garden: Privato, 2.560 sqm



Bathrooms: 5



Energy Class: C



Bedrooms: 6

Property Features



Floor: Building



Conservation status: Excellent



Current condition: Free upon deed



Surface: 435.00 m²



Rooms: 10



Bedrooms: 6



Bathrooms: 5



Kitchen: Habitable



Position: Peripheral



Shower: Yes



Parking space: Covered



Garden: Private, 2.560 sqm



Fireplace: Yes



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

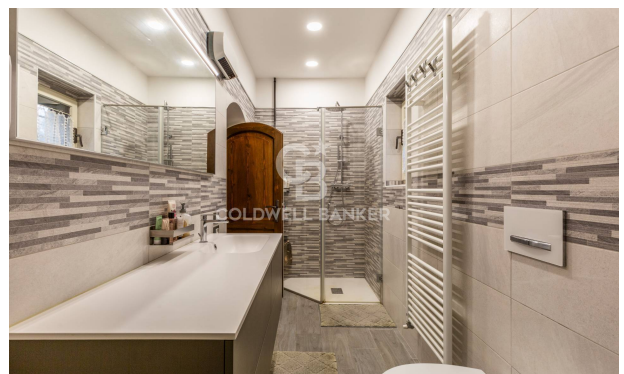


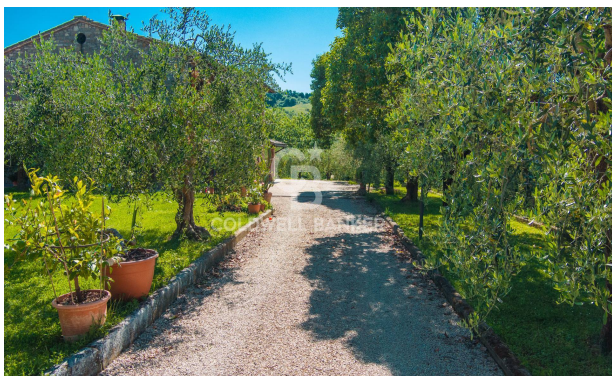
Municipal Offices / Town Halls

Images









**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**