

Charming, finely restored farmhouse with swimming pool and olive grove for sale in Umbertide, Umbria.

Umbertide (Umbria) – Calzolaro Area.

€ 1.200.000

 375 mq  4 rooms  3 bath



In the heart of the Umbrian countryside, in a panoramic position in Umbertide, we offer for sale a splendid stone farmhouse finely restored. The property includes two residential units and an annex, immersed in 3,5 hectares of private land with over 100 olive trees.

With an unparalleled view that extends to the Albero di Gubbio, this residence guarantees privacy and absolute peace.

La **main structure**, of approximately 300 square meters, is spread over three levels and is divided into two distinct portions.

The first portion, 170 square meters, has been completely renovated and is accessed through an entrance on the ground floor. Here a large living room welcomes guests with terracotta floors, ceilings with exposed beams and a characteristic fireplace. The room is connected to a functional kitchen and a bathroom, offering a practical and welcoming layout.

On the first floor there is the sleeping area, consisting of two double bedrooms, a single bedroom and a bathroom with a hydromassage tub, as well as a balcony. The property also includes a cellar located in the basement, useful for storage and conservation spaces.

The second portion, measuring 130 square metres, is currently unfinished and has an approved project to expand the number of bedrooms and bathrooms, offering significant potential to further increase the living space of the property.

La **dependance** of about 75 square meters, located near the panoramic swimming pool, is on two levels. On the ground floor there is a welcoming living room, a double bedroom and a bathroom, while the basement hosts a spacious kitchen, a dining room, a relaxation area and a convenient storage room.

- **outdoor spaces** They include a porch with barbecue area and a large garden with panoramic swimming pool as well as a gazebo.

Adjacent to the main structure, a 30 square meter garage, with a photovoltaic system for sustainable energy use.

The property is also equipped with a rainwater recovery system with a storage tank and a thermo-fireplace, in addition to the heating sources already present.

Location and points of interest

Thanks to its privileged position, the property allows you to enjoy the natural beauty of the Umbrian countryside, while remaining a short distance from the main services.

The centre of Umbertide is just a few minutes away, while Perugia, Gubbio and Assisi are easily reachable, as are the Tuscan villages of Cortona and Arezzo.

Perugia Sant'Egidio Airport is just 35 minutes away and offers national and international connections, making this residence ideal both as a main residence and as a holiday home.

THE PROPERTY IN BRIEF

- **Ref:** 1011
- **Price:** € 1.200.000
- **Area:** 375mq
- **Year of construction:** 2001
- **Property type:** Luxury
- **Locals:** 16
- **Rooms:** 4
- **bathrooms:** 3
- **Plan:** 0 (Entire building)
- **Levels:** 3
- **Building floors:** 3
- **Balconies:** 1
- **Energy rating:** D
- **Heating:** Autonomous, LPG, radiators
- **Air conditioning system:** Autonomous, Hot/Cold air

