



## **Rustic/Farmhouse/Court for sale in Gubbio**

### **€ 490.000**

### **Ref. CBI134-1917-22**



**430 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 24**

Immersed in the green Umbrian hills, where freedom and tranquility reign supreme, we offer for sale this splendid farmhouse, currently used as a Country House, from which every view offers splendid panoramic views of Gubbio and the neighboring villages.

The property, which is spread over an area of approximately 430m<sup>2</sup>, is on two levels and is divided into 5 fully furnished apartments. It is also enriched by the presence of a basement of about 200m<sup>2</sup>, where we find a large living room with kitchen and bathrooms. The large private garden, approximately 2000m<sup>2</sup>, is entirely fenced and served by an independent well and an irrigation system. Furthermore, the 10 hectares of surrounding land, including arable land, woodland and pasture, guarantee further privacy and intimacy to this wonderful residence.

To embellish the property, a beautiful swimming pool surrounded by terracotta paving and native stone walls.

This structure, renovated and compliant with all current living standards, is perfect for those looking for a place to be used as an accommodation facility surrounded by greenery.

Very close to the cities of Gubbio, Assisi and Perugia, in an isolated position with an absolute panoramic view, it directly overlooks the slopes of Mount Ingino, where the largest Christmas tree in the world lights up every year in December.



## Certification

**Energy Class:** F

## Features

Property ID: CBI134-1917-22	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: LOC. SANTA CRISTINA, snc
Zip Code: 6024	Municipality: Gubbio
Total sqm: 430 sq.m.	Bedrooms: 6
Bathrooms: 6	Rooms: 24
Internal condition: Good	Floor: 2
Total floors: 2	Independent heating: Heating
Parking space: Carport	Date of construction: 1997
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 2.000 sq.m.	Kitchen: Present
Garage: for one car	













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



**Best Properties**

Piazzale Bellucci, 1 - Perugia (PG) - 075 3759488  
perugia@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962