



# Rustic/Farmhouse/Court for sale in Perugia

## € 1.400.000

### Ref. CBI134-1917-32



**320 sq.m. | Bathrooms: 5 | Bedrooms: 4 | Rooms: 15**

#### PROPERTY DESCRIPTION

Located in the wonderful Umbrian countryside, just 10 minutes away from Perugia, we offer for sale this charming stone farmhouse dating back to the early 1800s.

A charming property, in an idyllic location, which harmoniously combines traditional charm with an authentic touch of charm and sophistication. Immersed in a breathtaking landscape, it offers a peaceful and suggestive panorama surrounded by green hills and olive groves.

#### STATE AND FINISHES

The structure is in excellent condition and is immediately habitable, it was in fact the subject of a recent renovation dating back to 2013. In order to preserve its traditional rustic charm, guarantee modern comforts and a functional and welcoming living space, the farmhouse has been meticulously restored paying attention to every detail, using high quality materials and maintaining the original architectural features, such as exposed stone, terracotta floors and ceilings with wooden beams and terracotta tiles.

#### COMPOSITION

Distributed over two levels, offering a total area of 320 m2, this farmhouse allows you to enjoy large and bright living spaces making the most of its potential.



Entering the ground floor we find a large open space area with a wonderful and characteristic living room with fireplace, kitchen, dining area and bathroom, a guest bedroom with bathroom and area dedicated to wellness, a wonderful spa area with Jacuzzi and Turkish bath, served by two bathrooms.

Going up to the first floor, we find a second comfortable kitchen, a large living room also with fireplace, a second living room and the sleeping area consisting of two double bedrooms, a single bedroom and two bathrooms.

#### THE SPA

The spa is certainly one of the strong points of this home, a luxurious and pleasant addition, designed to offer an experience of relaxation and well-being in the comfort and intimacy of one's living space. Including a built-in circular hydromassage tub with overhead rain shower head and a Turkish bath, it is undoubtedly a distinctive and prestigious element.

#### OUTDOOR SPACES

The property is surrounded by a hectare and a half of park served by a well and automatic irrigation, a real green oasis of freshness and tranquility enriched by the presence of a large 72 m2 swimming pool, able to offer an immersive and relaxing experience in the surrounding nature.

Furthermore, adjacent to the structure it is possible to purchase additional hectares of arable land in a flat position.

#### USE AND POTENTIALITY

This splendid farmhouse is an excellent solution for those who want to live in a completely isolated place surrounded by greenery. An excellent residence for moments of retreat or for those looking for a holiday home to escape from everyday life.

Equally perfect as a first home, not far from all services, just 10 minutes from Perugia and very close to the most important cities of Umbria.

Since both floors are autonomous and have an independent entrance, this structure lends itself perfectly to being divided into two separate residential units and therefore enjoying a main residence and one for guests.

#### DISTANCES AND LOCATIONS

##### City

- Perugia 17.9km
- Passignano sul Trasimeno 50.1 km
- Cortona 70.5km
- Florence 174 Km
- Rome 185 Km

##### Sea and lakes

- Lake Trasimeno 40.4 km
- Tyrrhenian Sea 217 Km
- Adriatic Sea 135 Km

##### Airports

- Perugia Airport 16.4 Km
- Florence Airport 139 Km

##### expressway

- Highway 2 Km

#### UTILITIES

LPG heating + Thermo fireplace

ADSL internet

Water Municipal water network + rainwater collection tank



Electricity Active

## Certification

**Energy Class:** Not available

## Features

Property ID: CBI134-1917-32

Contract: Sale

Categoria: Rustic/Farmhouse/Court

Address: Fraz. Resina, Snc

Zip Code: 6134

Municipality: Perugia

Total sqm: 320 sq.m.

Bedrooms: 4

Bathrooms: 5

Rooms: 15

Internal condition: Restored

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Parking space: Uncovered Parking

Date of construction: 1800

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen





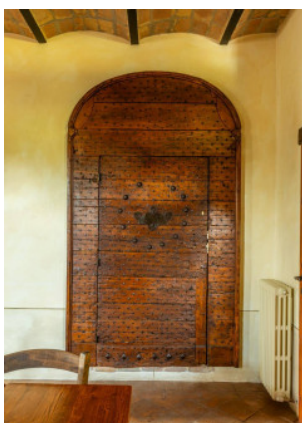
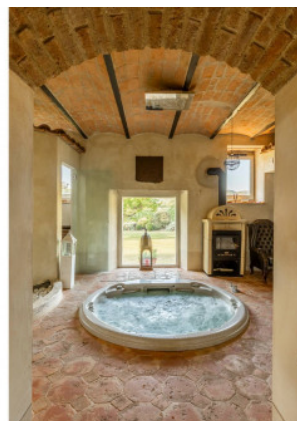




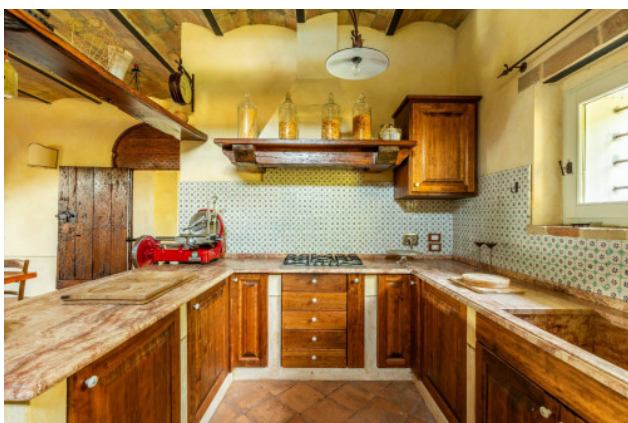




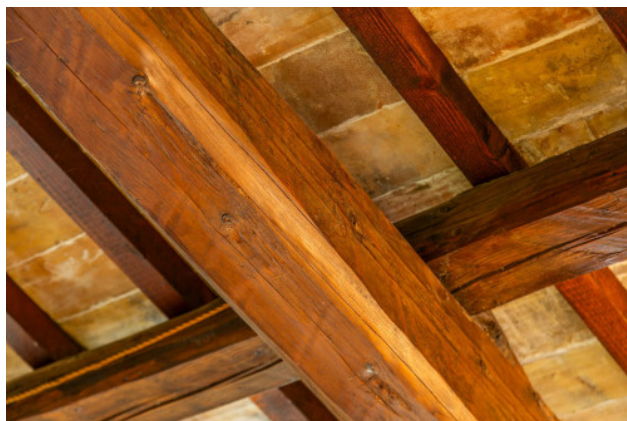




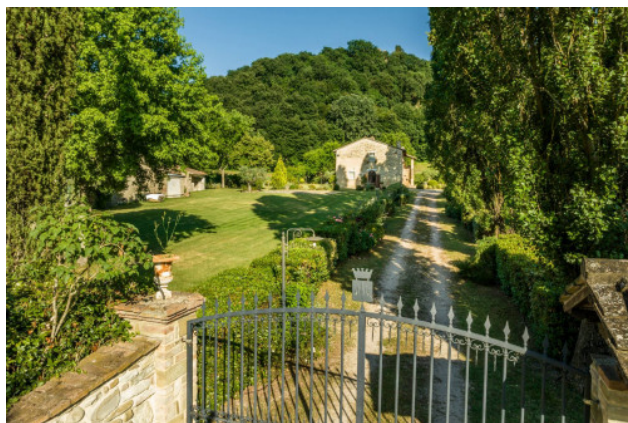
















**PER MOTIVI DI PRIVACY LE PLANIMETRIE  
SONO CONSULTABILI SOLO SU RICHIESTA**



**Best Properties**

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