



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

**€ 328.000**

**Ref. CBI160-2553-9**



**300 sq.m. | Bathrooms: 3 | Bedrooms: 6 | Rooms: 12**

### **DESCRIPTION**

In a predominant position, surrounded by greenery and surrounded by the lush vegetation of the Eugubine hills, we offer for sale this splendid stone farmhouse, perfectly renovated.

The property, entirely surrounded by a 2000m2 private park with pine forest, is located in a private but not isolated position, perfect for enjoying moments of intimacy and tranquility not far from local services and attractions.

Distributed on two levels, the farmhouse covers a total area of approximately 300 m2 and is composed as follows: on the ground floor, a large and bright living area with fireplace, kitchen, bathroom, two bedrooms and direct access to the external porch. While on the first floor we find a large kitchen with living room, four bedrooms and two bathrooms.

### **STATE AND FINISHES**

With the aim of preserving all the typical Umbrian characteristics, such as the stone, which blends harmoniously with the surrounding environment, the wooden beams and the welcoming and rustic spaces, the structure has recently been the subject of careful renovation and adaptation anti-seismic. It also has an alarm system with video surveillance.



#### OUTDOOR SPACES

The farmhouse, set on a beautiful natural terrace exposed to the sun, enjoys 2000 m2 of private park bordered by a pine forest, served by a well.

All around, centuries-old trees and green lawns extend surrounding the property and creating a completely immersive experience in nature.

#### USE AND POTENTIALITY

This residence is perfect for those seeking a quiet and relaxing life experience, its strategic position makes it easily accessible to the most important Umbrian cities, allowing you to enjoy both rural life and urban conveniences. In fact, with all essential services within a short distance, it represents an ideal solution for those seeking a balance between country life and city opportunities. It also offers the possibility of creating two real estate units as both the ground floor and the first floor have an independent entrance.

### Features

Property ID: CBI160-2553-9	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Loc. Pisciano, snc
Zip Code: 6024	Municipality: Gubbio
Total sqm: 300 sq.m.	Bedrooms: 6
Bathrooms: 3	Rooms: 12
Internal condition: Restored	Floor: 2
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Current Status: Available after the deed of sale
Garden: Private	Kitchen: Regular Kitchen





**CB Best Properties**

Via Leonardo da Vinci 23 - Gubbio (PG) - (+39) 075 9276639  
 gubbio@cbitaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962





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



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