



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

**€ 1.400.000**

**Ref. CBI160-2553-10**



**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 refinement. Immersed in a breathtaking landscape, it offers a peaceful and evocative panorama surrounded by green hills and olive groves.

### **STATE AND FINISHES**

The structure is in excellent condition and is immediately habitable, it has in fact been 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 exposed tiles.

### **COMPOSITION**

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



Entering on the ground floor we find a large open space area with a wonderful and characteristic living room with fireplace, the kitchen, the dining area and bathroom, a guest bedroom with bathroom and the area dedicated to wellness, a wonderful spa area with hydromassage tub 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 certainly represents 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 your own 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 one and a half hectares of park served by a well and automatic irrigation, a true green oasis of freshness and tranquility enriched by the presence of a large 72 m2 swimming pool, capable of offering 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 in Umbria.

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

#### DISTANCES AND POSITIONS

##### City

- Perugia 17.9 km
- Passignano sul Trasimeno 50.1 km
- Cortona 70.5 km
- 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

##### Freeway

- Highway 2 km

#### UTILITIES

LPG heating + Thermo fireplace

ADSL Internet

Water Municipal water network + rainwater collection tank



Active electricity

## Features

Property ID: CBI160-2553-10	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	

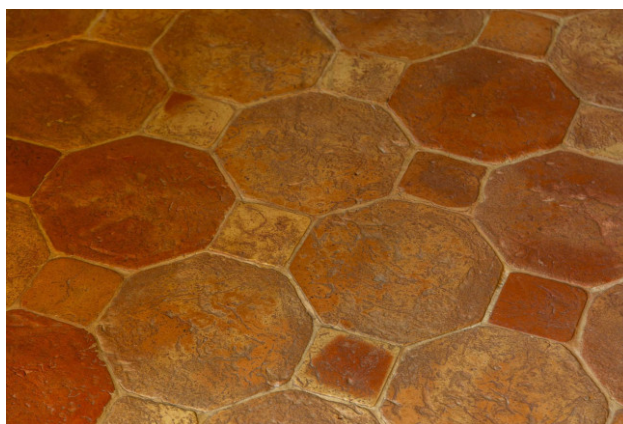




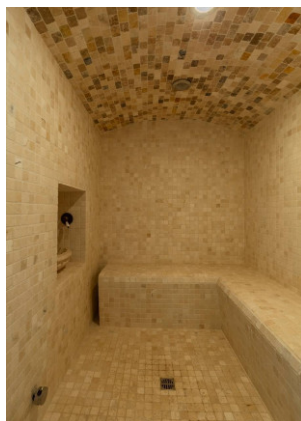
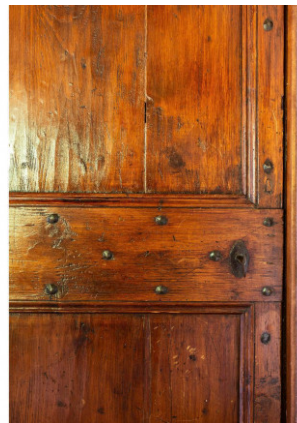




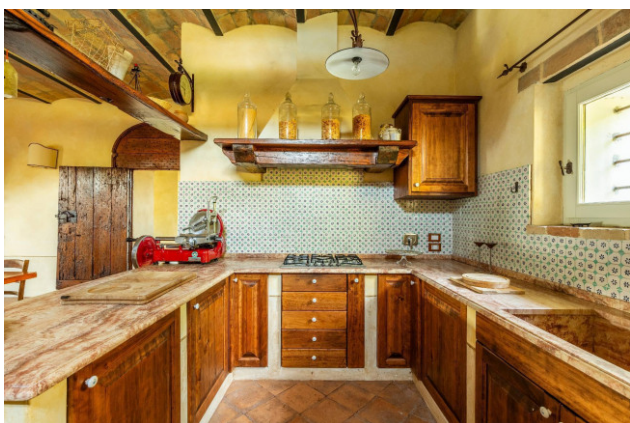




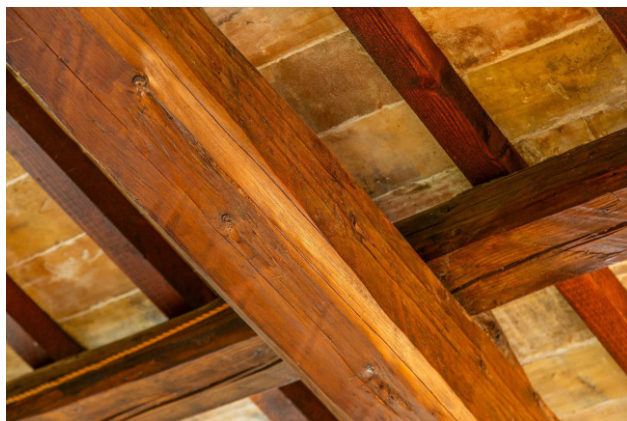




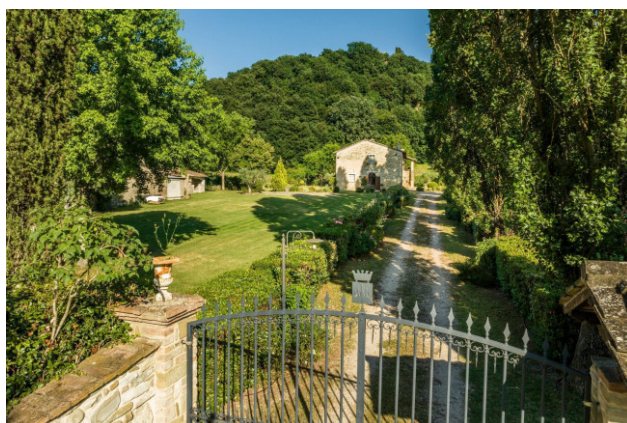












**CB Best Properties**

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



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