



Rustic/Farmhouse/Court for sale in Fabro

€ 650.000

Ref. CBI160-2553-15



270 sq.m. | Bathrooms: 5 | Bedrooms: 7 | Rooms: 13

PROPERTY DESCRIPTION

Immersed in the serene Umbrian countryside, a few kilometers from Tuscany and halfway between Fabro, Orvieto and Ficulle, we offer for sale this enchanting property surrounded by the natural beauty of the region.

This farmhouse with swimming pool embodies the timeless charm of rural life by offering wide open spaces, green lawns and breathtaking views. A place where simplicity and elegance meet, capturing the authentic soul of the countryside and offering a place of peace and inspiration.

The property covers an area of approximately 230 m2 and is divided into 5 large independent apartments, each of which consists of a living room, kitchen with fireplace, bedrooms and bathroom. It also benefits from a large porch, of approximately 30 m2, which adds a touch of elegance and functionality to the space, offering a welcoming place to relax in the shade or enjoy the outdoors in any season.

STATE AND FINISHES

In the early 2000s the farmhouse underwent an important and meticulous renovation respecting the anti-seismic regulations of the time.

With the aim of preserving the identity of the area and recreating an image of a past rich in history, authentic and high quality materials were used, such as local stone, handmade terracotta, bricks for the vaults and beams in wood with exposed tiles, blending



tradition and modernity in every environment.

OUTDOOR SPACES

Located in a privileged position, this magnificent place is surrounded by 360 degrees of greenery. With panoramic views that span the entire horizon, the property is surrounded by natural beauty from every angle.

The garden, of approximately 1 hectare, offers a serene and regenerating atmosphere, while the surrounding 10 hectares of private land, divided between arable and woodland, as well as 100 olive trees, give intimacy and privacy to the property.

Whether you're strolling through the garden, admiring the scenery from the balcony, or simply enjoying the peace from the window, this unobstructed view will give you a sense of tranquility and wonder.

The large 15x7 swimming pool with solarium, positioned in complete privacy among the greenery, adds a touch of luxury, providing an oasis of peace and freshness.

To complete the property, a warehouse with a technical room of approximately 40 m2 and two tanks for collecting rainwater, for a total capacity of approximately 50 quintals.

USE AND POTENTIALITY

The farmhouse, currently intended for hospitality use, is an excellent solution both for anyone interested in continuing the tourist activity, but also for those looking for a first home for a single family, being easily transformable and equipped with systems already set up for this purpose.

Or, ideal as an investment, thanks to the possibility of using the larger apartment as a personal residence and using the others for short-term rentals.

Its strategic position, isolated but at the same time close to amenities, allows the right balance between isolation and accessibility, creating a unique opportunity to enjoy the peace and beauty of the countryside, without having to give up daily needs. This property is indeed able to offer the best of both worlds.

Certification

Energy Class: Not available

Features

Property ID: CBI160-2553-15	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Strada Provinciale, 108
Zip Code: 5015	Municipality: Fabro
Total sqm: 270 sq.m.	Bedrooms: 7
Bathrooms: 5	Rooms: 13
Internal condition: Restored	Floor: 2
Total floors: 2	Independent heating: Heating
Parking space: Uncovered Parking	Date of construction: 1900
Current Status: Available after the deed of sale	Terrace: Present
Garden: Private, 10.000 sq.m.	Kitchen: Present





CB Best Properties

Via Leonardo da Vinci 23 - Gubbio (PG) - (+39) 075 9276639
 gubbio@cbitaly.it - <https://www.coldwellbanker.it/en>
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**PER MOTIVI DI PRIVACY LE PLANIMETRIE
SONO CONSULTABILI SOLO SU RICHIESTA**



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