



## Rustic/Farmhouse/Court for sale in Gubbio

€ 490.000

Ref. CBI160-2553-34



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

### PROPERTY DESCRIPTION

Immersed in the green Umbrian hills, where freedom and tranquility reign supreme, we offer for sale this splendid farmhouse, from which every view offers wonderful panoramic views of Gubbio and the surrounding towns.

The property, which covers an area of approximately 430m<sup>2</sup>, is on two levels and is divided into 6 fully furnished apartments. It is also enriched by the presence of a basement of approximately 200m<sup>2</sup>, where we find a large living room with kitchen and bathrooms. The large private garden, of approximately 2000m<sup>2</sup>, is entirely fenced and is served by an independent well and an irrigation system.

### STATE AND FINISHES

This structure, recently built and completely earthquake-proof, compliant with every current housing standard, is perfect as a multi-family residence or for those looking for a place to use as an accommodation facility surrounded by greenery.

### OUTDOOR SPACES

To embellish the property there is a beautiful swimming pool surrounded by terracotta paving and native stone walls. Furthermore, the 10 hectares of surrounding land, including arable land, woodland and pasture, guarantee further privacy and intimacy to this wonderful residence.



#### USE AND POTENTIALITY

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

#### CITY'

- Assisi 53km
- Perugia 54km
- Terni 123km

### Features

Property ID: CBI160-2553-34	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	





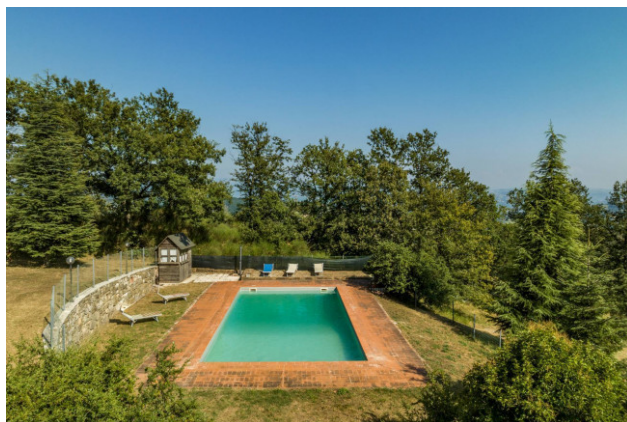




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**PER MOTIVI DI PRIVACY LE PLANIMETRIE  
SONO CONSULTABILI SOLO SU RICHIESTA**

