



Rustic/Farmhouse/Court for sale in Gubbio

€ 480.000

Ref. CBI160-2553-42



260 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

Immersed in the picturesque hills between Assisi, Perugia and Gubbio, this farmhouse surrounded by native plants and dominated by the majesty of the Ramazzano Castle, enjoys a sunny and panoramic position that enchants the eyes and refreshes the spirit.

DESCRIPTION

With a total area of 450 square meters, distributed over two levels, this property contains the charm of the authentic Umbrian countryside.

On the ground floor, a spacious restaurant room, enriched by a professional kitchen and toilets, as well as a generous porch which offers a breathtaking view of the surrounding landscape, offering an ideal refuge for moments of contemplation and tranquility.

On the first floor, accessible via an external staircase, we find four apartments, including two studios and two two-room apartments, which promise comfort and privacy to guests.

To complete the property, in the basement, there are large rooms used as a laundry, closets, laboratory and warehouse, with driveway access, which guarantee maximum functionality and practicality.

STATE AND FINISHES



The property has been in a good state of conservation since its construction date, dating back to 1994. No considerable improvements have been made with the exception of the photovoltaic panels.

The property has been completely covered with local stone typical of Umbrian farmhouses and inside there are single-fired floors. In the restaurant room the load-bearing columns are covered with exposed bricks and there is also the presence of splendid wooden architraves.

The windows are made of wood with double glazing.

USES AND POTENTIALITY

The property, with its versatile layout, can be used both as a private residence and as an accommodation facility, offering infinite possibilities of use.

The surrounding seven hectares of land offer space for lush gardens, crops or outdoor recreation.

Those who are lucky enough to experience this property will be able to immerse themselves in the unique atmosphere of this place, where time seems to have stopped.

CITY'

Tuoro sul Trasimeno 53.3 km

Assisi 32.6 km

Passignano sul Trasimeno 47.6 km

Cortona 63.9 km

Perugia 15.7 km

Florence 168 km

Rome 184 km

SEA AND LAKES

Lake Trasimeno 67 km

Tyrrhenian Sea 240 km

Adriatic Sea 106 km

AIRPORTS

Perugia Airport 14.8 Km

Florence Airport 189 km

HIGHWAYS

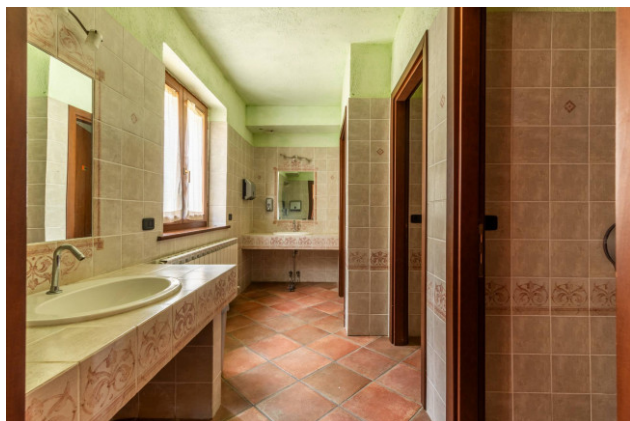
Highway 80 km

Features

Property ID: CBI160-2553-42	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Ramazzano - Voc. Piagge, 3
Zip Code: 6021	Municipality: Gubbio
Total sqm: 260 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 10
Internal condition: Good	Floor: Multi-Storey
Total floors: 2	Independent heating: Heating
Parking space: Carport	Current Status: Available after the deed of sale
Balconies: Present	Garden: Private
Kitchen: Regular Kitchen	







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



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