



## Rustic/Farmhouse/Court for sale in Gubbio

€ 480.000

Ref. CBI134-1917-60



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

### PROPERTY DESCRIPTION

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.

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

#### Best Properties

Piazzale Bellucci, 1 - Perugia (PG) - 075 3759488  
perugia@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962



#### OUTDOOR SPACES

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

#### USE 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.

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.

#### DISTANCES AND POSITIONS

##### CITY'

Tuoro sul Trasimeno Km  
Lisciano Niccone Km  
Passignano sul Trasimeno Km  
Cortona Km  
Perugia historic center Km  
Florence Km  
Rome Km

##### SEA AND LAKES

Lake Trasimeno km  
Tyrrhenian Sea Km  
Adriatic Sea Km

##### AIRPORTS

Perugia Airport Km  
Florence Airport Km

##### HIGHWAYS

Highway Km

##### UTILITIES

Heating  
Internet  
Waterfall  
Electric energy

### Certification

**Energy Class:** Not available

### Features

Property ID: CBI134-1917-60	Contract: Sale
Categoria: Rustic/Farmhouse/Court	Address: Ramazzano - Voc. Piagge
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



Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen













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

