svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

House Nine-bedroom (10+kk)

1 835 m², Perugia, Umbria, Umbertide

€ 1 950 000 | CZK 49 374 000











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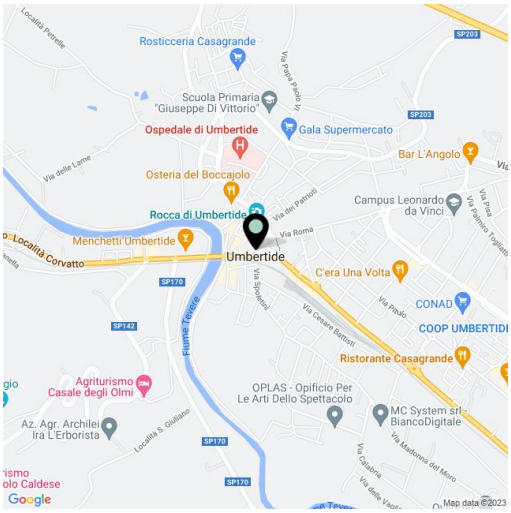
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Plot	390 000 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	30821



Unique opportunity to purchase a classic Italian country estate with a vineyard and olive groves. The farmhouse sits on a large plot and is set in the gorgeous Perugian countryside.

Located in the region of Umbria 9 km away from the ancient town of **Umbertide**, this restored **1,835 sq. m. estate** awaits you. Originally built in the **15th century**, it is situated on a hilltop with lovely views of the surrounding area. It sits on a **39 ha plot** with **woods, arable land for grazing, olive groves, vineyards, and a fruit orchard**. It is a functional farm with a **main villa, several outbuildings, and an outdoor pool**.

The main **1,035 sq. m. three-story villa** is divided into four apartments that all together feature **ten bedrooms and seven bathrooms**. Each apartment has a **fireplace**, a **fully fitted kitchen**, and several additional rooms and closets. A second two-story 120 sq. m. building has two kitchens, two dining rooms, three bedrooms, and two bathrooms. A third 280 sq. m. building is ideally suited as a **yoga studio** due to its bamboo floor and high ceilings and windows. It also contains a **cellar for making wine**. The villa has beautiful stone walls and terracotta roof tiles.

This sustainable farm runs on r**enewable energy, recycles its own water, and has a biomass heating system**. It will make a charming family estate or delightful agritourism accommodation.

Interior 1,835 m², plot 390,000 m².

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