

## Country houses for Sale in Gubbio (PG)

**980.000 €**

**Ref: CA540U**



**Size:** 850 sqm

**Field:** 39 ha

**Rooms:** 31

**Bedrooms:** 14

**Bathrooms:** 10

**Swimming pool:**

Privata

**Energy class:** G

**IPE:** 175

Farmhouse in a fascinating and contemplative position, for lovers of nature and tranquility, on the hills of the Umbrian Apennines between Gubbio and Perugia. The property of about 850 square meters, with 39 hectares of land divided between pasture, forest and arable land, is composed of a main farmhouse of 550 square meters dating back to 1800 and two annexes of about 130 square meters and 170 square meters. Currently the main house is divided into five apartments. On the ground floor the first apartment consists of a large entrance hall, a first bedroom which is accessed from the entrance, living room with fireplace, large open kitchen, a bathroom and laundry area with access from the kitchen and another room, currently used as storage, where you can get a bedroom with bathroom and an outdoor area with pergola and wood-burning oven. The second apartment consists of an entrance hall with a living area and an open kitchen, two bedrooms and a bathroom. The third apartment, also on the ground floor, consists of a kitchenette, a bedroom and a bathroom. On the ground floor there is also a large room currently used as a gym and a porch of about 80 square meters. On the first floor there are two apartments, the first consists of a large entrance and living area, three bedrooms, two bathrooms and a kitchen. The other apartment consists of an entrance hall with living area and open kitchen, two bedrooms and a bathroom. Separated from the main house, there are two annexes, completely renovated, which house a total of four apartments. The first annex has an apartment comprising entrance hall with kitchenette, two bedrooms and two bathrooms with shower. The second apartment consists of an entrance with kitchenette, two bedrooms and a bathroom. In the second annex, the first apartment consists of an entrance hall with living area and kitchenette, two bedrooms and a bathroom with shower. The second apartment consists of a living area with kitchenette, two



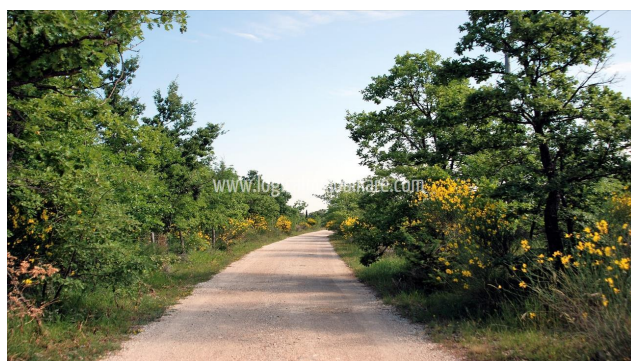
bedrooms, two bathrooms. All the ground floor apartments have an outdoor pergola with an area for dining al fresco and have independent access. Inside the property there are two water tanks, both connected to all the apartments. The first receives water directly from a natural spring within the property while the second can be filled with municipal water. Above the second cistern, a pleasant relaxation area with pergola has been created. The heating in the main building is powered by hydro-pellet stoves while in the annexes the heating is on LPG. In the green areas surrounding the buildings, in addition to wonderful lavender, thyme and rosemary plants, there is a swimming pool and a tennis court. There are numerous trekking routes in the surrounding valleys, which allow you to immerse yourself in the Mediterranean bush and in the spirituality of those places. Gubbio is 15 km away, Assisi around 30 km, Cortona 30 km, Perugia 40 km.











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