



Alba Home Sirmione srl Piazza Unità D'italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Umbertide (PG) Località Serra Partucci 1

Beautiful property between Umbria and Tuscany

This property dates back to 1855 and has been recently restored maintaining local traditions, immersed in the gentle, typical Umbrian hills characterised by olive groves, woods and cultivated fields and close to the splendid and famous art cities of Perugia, Assisi, Gubbio and Città di Castello and many other tourist locations in Tuscany. The property is suitable for both private use and accommodation and consists of: two farmhouses (main house and farmhouse), 13 hectares of land, swimming pool, restaurant and riding stables.

DETAILS of the farmhouse of approximately 650 square metres intended for agritourism: it has four double bedrooms, one of which is equipped with facilities for disabled guests, a studio with kitchenette and four flats with living room, kitchenette and double bedroom. The flats are characterised by typical furnishings and a lovely loft where you can admire the surrounding panorama. There is also a living room and a fireplace. Here are the specifications: 1) The flat consists of a living room with an equipped kitchenette, a double bedroom, a loft with two single beds and a bathroom. 2) It is a one-room apartment with an equipped kitchenette, a double bed, a loft with two single beds and a bathroom.

3) This flat consists of a living room with an equipped kitchenette, a bedroom with a double bed, two lofts with beds, and a bathroom.

4) The attic flat consists of a living room with an equipped kitchenette and a double sofa bed, a double bedroom and a bathroom with window.

5) The bedroom is equipped with a double bed and a bathroom with window. This room is located in the turret and enjoys the view of the swimming pool and the surrounding hills.

6) The flat has a separate entrance and has a living room with two single sofa beds, a kitchen, a double bedroom and a very large bathroom with window.

7) The bedroom is equipped with a double bed and a bathroom with window equipped for disabled persons.

8) The bedroom is equipped with a double bed and a bathroom with window.

DETAILS main house with a surface area of about 220 square metres: it is now divided into 3 flats, two of which are two-roomed flats plus a room with laundry and storage room. There are also lofts throughout the annexe.

The property has 13 hectares of land with 2800 olive trees, the riding stables have 12 stalls for horses and the swimming pool is 150 sqm, the property is completed by a restaurant.

The location of the property, on the border between Umbria and Tuscany, offers peace, tranquillity and silence where it is possible to spend the day in the open air, organising bike rides or horse riding along the surrounding paths. Umbria is an Italian region that borders Tuscany, Lazio and Marche. Often referred to as the green heart of the country, the region is famous for its medieval hilltop towns, dense forests and local cuisine, especially wines and truffles.

INFORMATION

Ref.	Umbria 007
Type	Sale
Category	Villa
Price	1,950,000.00
Annual Expense	
Year	
Energetic Class	VA

NUMBER

Rooms	15
Bedrooms	8
Bathrooms	17
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	890
Garden	130000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	



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FEATURES

Property Conditions	Renovated	Rank	Elegant	View	Open View
Orientation	North West South East	Free Sides	4	Garden	Private

ACCESSORIES

Fireplace

Swimming pool

Data network

IMAGES





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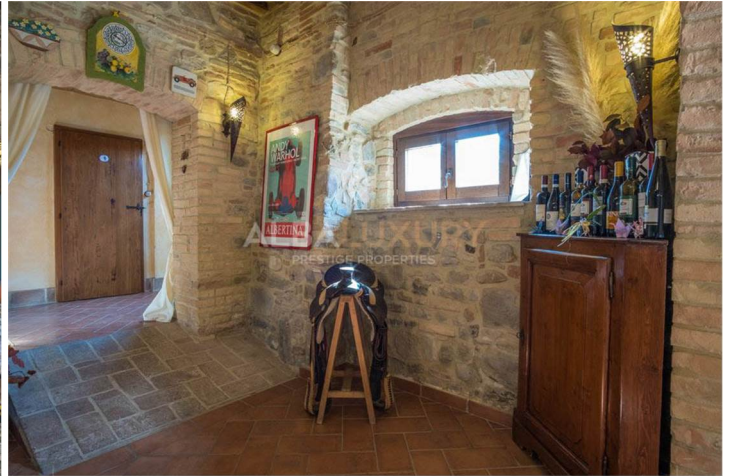


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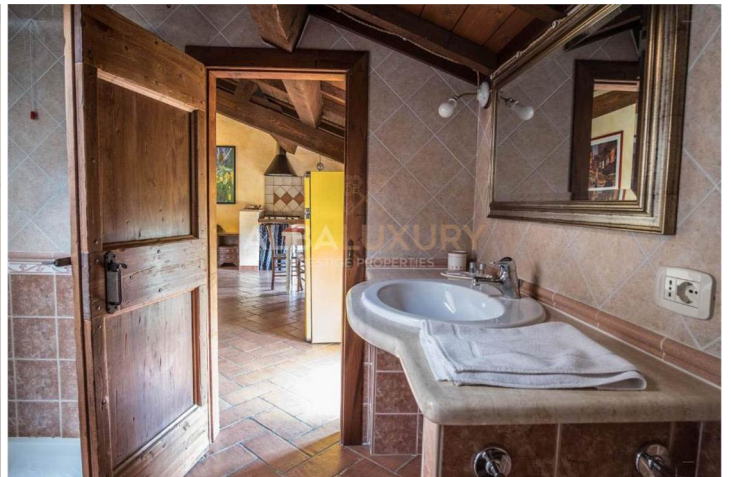
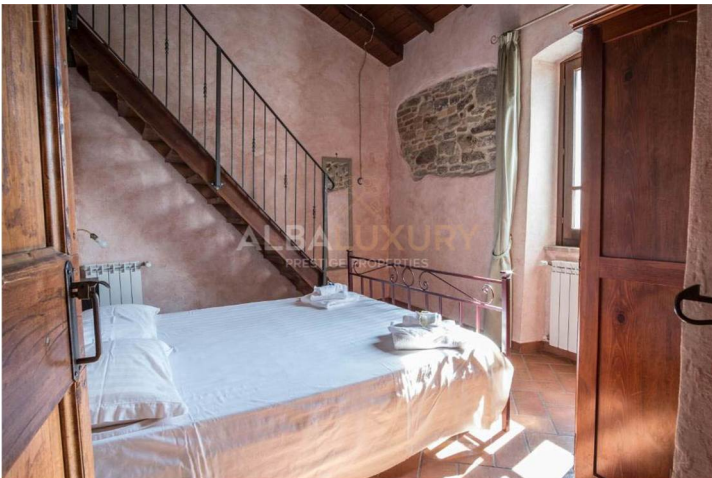


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