



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Valfabbrica (PG) Località San Donato 4

### Prestigious agritourism in Umbria

Located in the north-eastern part of Umbria, Valfabbrica is a small centre of medieval origin that stretches along the banks and valley of the Chiascio river. A destination for pilgrimages and nature excursions is the Assisi-Gubbio Franciscan Peace Trail, traced in 1207 by St. Francis of Assisi.

The property we offer for sale consists of several buildings located on the hillside.

The main building, in exposed stone, is an old farmhouse, part of which appears to be a military watchtower dating back to around 1300, inside which an original stone arch of fine workmanship is still visible. Originally, the property consisted of the main building with three floors above ground, and a two-storey annex.

In 1996, the buildings were restored and a new building was added. Subsequently, other structures were built that make up the current property where, as mentioned, the agritourism activity is carried out.

In addition to the buildings described above, a swimming pool of approximately 130.00 square metres was built with a small building used as a changing room and potentially usable as a room to extend the accommodation.

A warehouse has been constructed far from the main building and is currently in a rustic state; finishing works are missing.

The land is mainly used as an olive grove and there are many tall trees that make the place extremely pleasant. The entire property is entirely fenced off.

The historic building consists of three floors above ground and the annex, now converted into rooms, of two floors above ground; between the two buildings there is a connecting structure consisting of a ground floor, a first floor and a basement, while on the south side there is an extension of two floors above ground, one of which is a basement.

On the basement floor (south side extension) there are five rooms with their bathrooms, a flat, an indoor swimming pool and service rooms, while on the north side of the structure, a room has been created for storing the kitchen. Part of the porches can be closed off and used for accommodation purposes, in accordance with current town planning regulations.

The ground floor is mainly used for services: the historic building is used as a restaurant, kitchen and reception area; the extension between the two buildings is used as a living room area, bar area and kitchen service rooms, while the extension in the southern area is structured with two large multi-purpose rooms where courses and various activities are held, and service rooms; the ground floor of the former annex is used as a room with its own bathroom.

On the first floor of the historic building there are two rooms with related toilet facilities; the former annexe has a room with related toilet facilities, while the extension consists of a large multi-purpose room.

On the second floor of the historic building there are 3 rooms with related toilets.

In total, the facility consists of 12 rooms, 1 flat, 3 multi-purpose rooms, restaurant and kitchen, 1 indoor swimming pool, kitchen store and various services.

The one-storey building above ground level is used as a changing room for the swimming pool but, as mentioned, can be converted into a room with minor masonry work.

Since 1999, it has been organising residential seminars and hosting courses and seminars organised by various holistic practitioners. We already have several dates booked for the year 2023, and if the buyer is interested not only in the property but also in continuing this type of activity, we are willing to work with them as long as necessary to teach them the management.



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## INFORMATION

Ref.	Umbria 015
Type	Sale
Category	Villa
Price	3,300,000.00
Annual Expense	
Year	
Energetic Class	E 134.21

## NUMBER

Rooms	16
Bedrooms	13
Bathrooms	15
Balconies + Terraces	
Floor	
Car Space	
Box	

## SQUARE METERS

Commercial	2753
Garden	17532
Cellar	138.36
Balconies + Terraces	
Attic	
Tavern	
Box	

## FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Possibility	Heating	Independent
Heating Type	Boiler	Type of heating system	Radiator heating	Energy source	Gas
Hot Water	Independent	Cooling	Split	Fixtures	Wooden double glazed
Doors	Excellent	Blind	PVC Blinds	Floors Living Room	Ceramic
Floors Bedrooms	Ceramic	Floors Kitchen	Ceramic	Floors Bathroom	Ceramic
Access for disabled	No barrier				

## ACCESSORIES

Antitheft

Air conditioning

Swimming pool

## IMAGES





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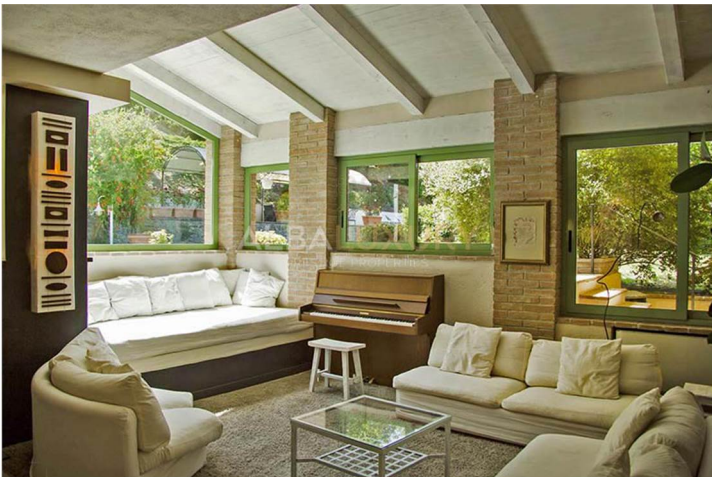
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