



## Stunning 8 Bedroom Farmhouse And Vineyard For Sale in Gualdo Tadino Umbria Italy



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | Niall Madden  |
| Name der Firma:         | Esales Property Limited   |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         | 2002  |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen   |
| Telefon:                |   |
| Sprachen:               | English   |
| Webseite:               | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Anzeigen-Details

|                |             |
|----------------|-------------|
| Immobilie für: | Kaufen      |
| Preis:         | EUR 429,000 |

#### Standort

|                       |               |
|-----------------------|---------------|
| Land:                 | Italien       |
| Staat/Region/Provinz: | Umbrien       |
| Stadt:                | Gualdo Tadino |
| Adresse:              | Anguillara 67 |
| Postleitzahl:         | 06023         |
| Veröffentlicht:       | 28.07.2023    |

#### Beschreibung:

Stunning 8 Bedroom Farmhouse And Vineyard For Sale in Gualdo Tadino Umbria Italy

Esales Property ID: es5553415

Anguillara 67  
06933  
Gualdo Tadino PG  
Umbria

All Serious Offers Near the Asking Price Will Be Considered.

With its glorious natural scenery, warm climate, welcoming culture and low cost of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.



Domus Nova is a beautiful farmhouse set in full countryside outside the historical city of Gualdo Tadino in the green heart of Italy known as Umbria. The city has a big cultural scene plus several museums and one of Italy's top 100 most beautiful castles built in the 11th century. It is at the foot of the Appenine mountains with its wonderful walks, wild flower meadows and exceptional wildlife. It is an area considered to be of great interest flora and fauna wise frequently studied by world wide universities, etc.

It is a rather undiscovered part of Italy but with great road and rail links. The east coast is just 1 hour away with some lovely beaches. There are 7 bedrooms in the main house with 4 bathrooms, 2 sitting rooms, 3 kitchens, plenty of storage and 2 cellars. There is also a small Casetta in the vineyard with a double bedroom, bathroom, kitchen and sitting area plus terrace with vineyard views. The large garden has a small vineyard, ornamental and fruit trees together with indigenous plants. The pool area, which is to the side of the house in what used to be a field so the noise of guest is hardly heard, has splendid views over the countryside, hills and mountains plus wonderful wildlife with migratory birds etc.

Domus Nova is 4 minutes outside the town and within easy reach of an excellent hospital, family run restaurants, train station and good road links to all of Umbria and Italy. It is in full countryside but within easy reach of everywhere. Country and mountain walks are breathtaking! For biking enthusiasts, there's a host of roads to follow to discover castles, churches and villages.

Domus Nova has 4.20kwp photo voltaic panels which keep the costs down and there is even some payback for electricity sold back to the grid. New boiler installed this year with 7 year guarantee. It is an ideal property for renting and house swaps which the present owner has been doing for nearly 20 years. The owner can live in the main part whilst still renting or having house swaps throughout the year. The house is divided into 3 apartments all with independent entrances or it can be fully opened for a large family. Fully operational heating system, underfloor in the owners part.

The house is laid out mostly on 2 floors and a small portion on the 2nd floor. Easy entrance for the front 2 entrances as it's all on one level with no steps. There is another independent entrance at the back of the house which leads to the part of the house used for rentals and house swaps. On the ground floor there is a large entrance hall, a big kitchen with fire insert that can heat down and upstairs, a large sitting room, utility room and toilet, 2 cellars, an independent 1 bedroom apartment with bedroom, bathroom, internal and external kitchen (with independent entrance).

Wooden and wrought iron stairs lead up to the first floor with 4 bedrooms, 2 bathrooms, a large kitchen, another independent entrance with terrace. On the 2nd floor there are 2 bedrooms, a large sitting room and a bathroom. There is also a very big covered garage area with space for 1 car, tool storage area, wine making equipment and wood storage. Outside there is a small building which has the panels on the roof and is a very useful storage area for garden furniture and equipment. The whole house is double glazed and solid chestnut wooden shutters, windows and doors making it easy to lock up when one goes on holiday. The present owner has built up a good network of people to assist in maintaining Domus Nova in good condition. That's a great advantage of living in a small town!

There are plenty of terraces, sitting areas with sails or shade from trees. Some furniture such as beds etc will be left in the property. Gualdo Tadino is well situated for visiting Perugia, Gubbio, Assisi, Florence,



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Rome and an abundance of lovely hilltop towns. Domus Nova is at 500 metres altitude so is great for the long extended summer. The evenings cool down and are very pleasant. Total floor size is 354 square metres : 8 bedrooms, 5 bathrooms. Fully private property and pool. The pool is filled by a 33 metre well on the property and is also connected to a second well if required.

The quality of life in the area and Umbria in general is very good as it doesn't have many industries polluting the area together. The wonderful scenery, friendly people and festivals which involve all the local populous make it a calming place to live but not cut off from the rest of Italy. Umbria is considered to have one of the best health care systems in Italy with alternative treatments often offered even in hospitals.

Remember Italy has 75% of the world's art treasures.

Most families in the area have a small holding and produce vegetables, fruit and fresh meat for the household knowing where it has all come from! A few rows of vines and some olive trees and they have enough wine and olive oil too! Domus Nova is no exception with its vineyard, olive trees and plenty of fruit trees and space for a vegetable garden. There's even a hen run and all wine making equipment will be left for use of the next owners.

Submerging yourself in nature that is all around you in Umbria benefits not only your mental health but your whole wellbeing especially in the world that we live in. Priorities have changed after the pandemic and living in Umbria with its very sparse population may be the right choice to make.

This fully anti-seismic house is nearly 25 years old and has been built to the highest specifications respecting all the building laws and regulations.

## ABOUT THE AREA

Umbria is an Italian region bordering Tuscany, Lazio and Le Marche. Often called the country's green heart, it's known for its medieval hill towns, dense forests and local cuisine, particularly foraged truffles and wines. Hilltop Perugia, the regional capital, is the site of medieval Palazzo dei Priori, housing the Galleria Nazionale dell'Umbria art museum. Pedestrianized Corso Vannucci is the focus of city life.

Italy's green heart, Umbria is a land unto itself, the only Italian region that borders neither the sea nor another country. This isolation has kept outside influences at bay and ensured that many of Italy's old-world traditions survive today. Travel here and you'll still see grandmothers in aprons making pasta by hand and front doors that haven't been locked in centuries.

The region is best known for its medieval hilltop towns, many beautifully preserved and dramatically set. The Etruscans, Romans, feuding medieval families and Renaissance artists have all left an imprint, from Orvieto's great Gothic cathedral to Assisi's fresco-clad basilica. But nature has played its part too, contrasting the wild beauty of the Monti Sibillini with the gentle fall and rise of green hills and wildflower-flecked meadows.

Foodies are in their element here, with tartufi neri (black truffles), fine cured meats and full-bodied local



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wines finding their way onto regional menus.

## MAiN FEATURES:

- 352 m2 of living space & 8093m2 land plot
- 8 bedrooms
- 4 Bathrooms
- Swimming pool
- Private Garden
- Private Parking
- Massive potential in the rental market
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Italy
- Many excellent sports facilities, fishing, walking and cycling areas nearby

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Zustand: Gut

### Allgemein

Schlafzimmer: 8  
Badezimmer: 4  
Fertige m<sup>2</sup>: 352 m<sup>2</sup>  
Grundstücksgröße: 8093 m<sup>2</sup>

### Versorgungsdetails

Heizung: Ja

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der virtuellen Tour: [https://www.youtube.com/embed/3Giwav47UPc?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/3Giwav47UPc?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

### Kontaktinformation

IMLIX ID: IX4.693.504



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