



## Casa Branca

### Στοιχεία μεσίτη

Όνομα:	Edward Crompton
Όνομα εταιρείας:	Realpoint Property Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 750,000

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Umbria
Πόλη:	Gubbio
Δημοσιεύθηκε:	08/11/2020
Περιγραφή:	

Casa Branca is located only 12 kilometers from the medieval town of Gubbio, in the region of Umbria - the green heart of Italy between Tuscany and the Adriatic Sea.

The property includes:

- a main body of around 300 sm. with wide lounge, restaurant area, professional kitchen, bathroom, 6 bedrooms with private bathroom, two wide porches, plus a huge basement with fireplace (200 sm.)
- a private apartment linked with the main body through a large porch (90 sm.)
- a little stone cottage (40 sm.)
- a swimming-pool
- a woodshed



- a garden all around the house equipped with tables, chairs, umbrellas
- 54,000 m2 (13.34 acres) of park with wood, vegetable garden, fruit trees and a walnut trees for wood crop (200 trees).

## THE MAIN BODY

Around 300 sqm. plus a huge basement with fireplace (200 sqm.) the main body includes:

## GROUND FLOOR

- reception;
- double lounge consisting of :
  - \* sitting area with sofas and armchairs
  - \* restaurant area with a huge fireplace, facing the north-east porch, tables and chairs for a maximum of 18-20 people.
- The lounge shows large stone walls, wood beams and cotto tiles, and is air conditioned for both winter and summer;
- fully equipped professional kitchen with fire doors, staff changing room and bathroom (also air conditioned);
- small kitchen pantry

## FIRST FLOOR

- 5 double rooms and 1 little suite, all of them with private bathroom with shower, satellite TV, wi-fi and heating;
- utility room with sheets and towels;
- storage mezzanine.

## BASEMENT



around 200 sq. m. with large fireplace, articulated in various rooms:

- laundry area
- technical area for wells water treatment (in addition to the connection to Gubbio aqueduct for drinkable water supply) and hot water storage for sanitary and heating (500 lts.) .
- general storage area
- large tunnel leading to covered parking area, perfect for storing gardening machines and equipments.

## THE STONE COTTAGE

Fully restored cottage of around 40 sqm.at the ground floor, facing the garden at a few meters from the main house. It consists of a large double room, a smaller bedroom and a bathroom with shower. It has been designed and specifically thought and equipped to welcome also disable people.

## THE APARTMENT

A private apartment of around 90 sq.mt. is connected with the main house through a large porch. The apartment includes a large living with stone walls, wooden beams and cotto tiles, a kitchen, two rooms and a bathroom. The apartment is heated with a thermo fireplace that feeds radiators in all rooms.

## THE GARDEN

Equipped with chairs and tables, umbrellas, deck chairs, night lighting

## THE PARK

Around 13,34 acres mostly consisting of wood, fruit trees, walnut grove (200 trees), vegetable garden. The area hosts 3 wells, wells water storage, sewer phytopurification system, night lightning, remote controlled gate,LPG storage.

SWIMMING POOL 7X14 mt.  
(no need of lifeguards by law)



Fully equipped with beach loungers, tables and umbrellas, winter and summer covers, shower, night external and internal lighting. The pool also offers a paved access way dedicated to wheel-chairs.

## PERMITS AND LICENCES

Registered at the chamber of commerce of Perugia as farm and agriturismo (country hotel) with licence for hosting and feeding a maximum of 16/18 people (the restaurant can extend its authorization to a maximum of 32 people)

Approved fire system.

Approved sewage disposal.

Approved gas heating system.

Approved electrical system.

Approved water supply (both through wells purifying system and connection to Gubbio aqueduct)

Remotely controlled gate.

The location allows to easily reach most touristic, cultural and gastronomic destinations of the region, such as Perugia, Spello, Umbertide, Citta di Castello, Montone, Orvieto, Todi and Spoleto, all of them at more or less an hour by car, the same as the seaside villages and towns on the Adriatic coast.

The closest railway station is Fossato di Vico-Gubbio, at about 10 minutes by car, and the closest airports are Ancona and Perugia, at 40/45 minutes by car. Rome at about 2 hours and a half.

## Κοινά

Κρεβατοκάμαρες:	6
Μπάνια:	6
Τελειωμένα τετραγωνικά πόδια:	630 τ.μ
Μέγεθος αυλής:	54000 τ.μ

## Lease terms

Date Available:



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## Contact information

IMLIX ID:

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