



## Elegant villa on a spacious country estate in Gemona del Friuli, Friuli-Venezia Giulia - Italy



### Στοιχεία μεσίτη

|                  |  |
|------------------|--|
| Όνομα:           | ArKadia  |
| Όνομα εταιρείας: |  |
| Χώρα:            | United Kingdom   |
| Τηλέφωνο:        |  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 880,116.07 |

### Τοποθεσία

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|------------------------|-----------------------|
| Χώρα:                  | Italy                 |
| Νομός/Περιοχή/Επαρχία: | Friuli Venezia Giulia |
| Ταχυδρομικός κωδικός:  | 33013                 |
| Δημοσιεύθηκε:          | 12/01/2026            |

### Περιγραφή:

Elegant villa on a spacious country estate in Gemona del Friuli, Friuli-Venezia Giulia - Italy

This exclusive property is located in the picturesque town of Gemona del Friuli in the province of Udine. The villa is characterized by a generous living space of around 500 m<sup>2</sup> and is nestled in a harmonious and relaxing complex surrounded by extensive green areas. The green areas extend from the well-tended park to the orchard and offer a private, natural lifestyle.

The villa consists of the main house and a separate outbuilding, which is intended for the janitor. The building is ideal as a prestigious residence in the idyllic setting of the Julian Pre-Alps. The old town of Gemona lies at 272 meters above sea level, nestled at the foot of an impressive circle of mountains including Monte Chiampon (1,709 m), Monte Cuarnan (1,376 m) and Monte Glemina (708 m).

The villa has a spacious kitchen with separate pantry, an elegant dining room, two living rooms and three fireplaces, which create a special living atmosphere.

Three comfortable bedrooms, each with its own bathroom, offer maximum living comfort. The space is complemented by three terraces and a separate study. The property is surrounded by a spacious garden with an area of approx. 9,600 m<sup>2</sup>.

Within the property there is also another residential building with an area of approx. 70 m<sup>2</sup>, including a garage, which is currently used as a janitor's or guest house. This outbuilding consists of two bedrooms, a bathroom, a storage room and a kitchen.

The lovingly landscaped garden has a well, numerous fruit trees (walnut, hazelnut, pomegranate, etc.) and its own vineyard with wine production.



Gemona del Friuli is easy to reach via the A23 highway, exit Gemona-Osoppo, thanks to its good transport connections. The Austrian border is only about an hour away, which also makes the property very attractive for international residents and visitors.

The small town is also located directly on the well-known cycle path that connects the Alpine region from Tarvisio to the Adriatic coast in Grado. The 174-kilometre route leads through numerous places worth seeing and offers a wide range of leisure activities.

Numerous tourist highlights await you in the surrounding area, including Lake Cavazzo, known for its excellent conditions for sports and outdoor activities such as cycling, trekking, air and water sports. The region is rich in natural scenery and also offers historic towns such as Venzone and Artegna with medieval castles.

Just a 15-minute drive away is the renowned Ramandolo wine and food route, famous for its Picolit and Ramandolo wines. Places such as San Daniele del Friuli, famous for its prosciutto crudo of the same name, and the Monte Lussari ski resort with its impressive pilgrimage church are also within easy reach. A particular cultural highlight are the mummies of Venzone in the cemetery chapel of San Michele, an invaluable anthropological heritage.

A small airport for private planes in Osoppo can be reached in just 10 minutes by car.

In addition, the connection to the international cycle path to Salzburg is just 5 minutes from the house, ideal for nature lovers and sports enthusiasts.

The property thus offers not only a dreamlike quality of living in the midst of nature, but also access to a rich cultural, sporting and culinary environment.

9045 Real Estate is an independent boutique agency based in Germany with a network of partners - specializing in exclusive properties and tailor-made advice.

## Gemona del Friuli - Historic town in the province of Udine, Friuli-Venezia Giulia

Gemona del Friuli is an attractive municipality in the province of Udine, in the heart of the Friuli-Venezia Giulia region in north-eastern Italy. The town lies at 272 meters above sea level, nestled on the slopes of the Julian Prealps and at the foot of a characteristic mountain circle consisting of Monte Chiampon (1,709 m), Monte Cuarnan (1,376 m) and Monte Glemina (708 m). This location gives Gemona a picturesque backdrop and a pleasant climate that offers a wide range of leisure activities in both summer and winter.

Gemona is not only scenic, but also culturally and historically significant. The town has a beautiful old town with historic buildings and traditional flair. Embedded in a green environment, Gemona is characterized by extensive parks and gardens that invite you to take a walk and relax.

Gemona has excellent transport connections: The nearby A23 freeway (Gemona-Osoppo exit) provides a quick connection to major urban centers and the Austrian border, which can be reached in about an hour. Gemona is also located on the popular cycle path that leads from Tarvisio to the Adriatic city of Grado and connects numerous scenic and cultural highlights of the region.

The area around Gemona offers a wide range of sporting activities such as cycling, trekking and water sports, especially around the nearby Lake Cavazzo and the Tagliamento River. Visitors and residents can



also enjoy the historic region with its medieval castles, picturesque wine villages such as Ramandolo and gastronomic specialties such as the famous prosciutto from San Daniele.

Gemona del Friuli combines nature, culture and quality of life in a unique way and is an attractive location for living and relaxing in Friuli.

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## Κοινά

Τελειωμένα τετραγωνικά 570 τ.μ

πόδια:

Μέγεθος αυλής: 9600 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

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## Contact information

IMLIX ID: 11743

