



## Il Podere dei Forti



### 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 1,050,271.84

### Τοποθεσία

Χώρα:	Italy
Νομός/Περιοχή/Επαρχία:	Umbria
Πόλη:	Marsciano
Δημοσιεύθηκε:	21/04/2026
Περιγραφή:	

In the heart of Marsciano, this historic residence offers a haven of peace and elevated privacy, nestled within a large and meticulously maintained garden that opens onto the panoramic views of the heart of Umbria. You can enjoy moments of pure relaxation thanks to the presence of an outdoor swimming pool, perfect for regenerating body and mind. The refined combination of the authenticity of a period building and high-quality finishes creates an environment of great charm, maintaining a precious connection with the surrounding nature. In a private and commanding position overlooking the gentle Umbrian hills, this restored historic residence welcomes you with a spacious and well-kept garden of approximately 5000 sq m. The property, an early 1900s farmhouse arranged over four floors with a commercial surface area of approximately 360 sq m, combines period architectural elements with modern comforts, ensuring a high level of finishes and excellent energy efficiency, also thanks to the recent installation of a photovoltaic system. Access is via a paved road followed by a short stretch of unpaved road, leading to the independent entrance immersed in the privacy of a highly secluded setting. The property is completed by a 6x10 h.1.30 swimming pool with a salt system, recently fitted with a grey liner, designed to enhance leisure time and guarantee exclusive moments of relaxation. The stone and exposed brick facade preserves the historic character of the building, while the external openings and terracotta floors harmonize with the interior ceilings featuring exposed wooden beams. Upon entering, the space opens onto a large hallway, an open-plan kitchen with dining area, and a living room with fireplace, equipped with recently updated systems. The six bedrooms, some with en suite bathrooms, are distributed over multiple levels, connected by internal staircases of traditional yet functional design. Particularly noteworthy is the spacious accessory structure with a walkable roof, suitable for various uses, as well as the potential for hospitality activities thanks to its strategic location between Perugia and major transport



routes. The entire property is equipped with updated technological systems, with heating and security installations reflecting high standards of efficiency and comfort. This residence represents an opportunity for those seeking a prestigious home in Umbria, combining history, privacy, and the possibility of developing a hospitality business, immersed in a landscape and cultural setting of great interest.

The property was completely renovated in 2006 using handmade terracotta, exposed wooden beams, and, in general, all the typical elements of traditional farmhouses. Functional and more contemporary features were introduced, such as travertine in the bathrooms. It is maintained in perfect condition and ready for immediate use, requiring no further work.

All utilities are in place: electricity, water, guaranteed by the presence of a well, and heating provided by gas-powered radiators. The swimming pool (with summer and winter cover) can be heated. There is also a satellite dish for TV, Internet with WiFi, and an alarm system.

The farmhouse, given its proximity to amenities, is ideal both as a primary residence and as a second home. Featuring 6 bedrooms and a swimming pool, it is perfect for inclusion in the weekly rental market circuit.

The Great Estate group conducts a technical due diligence on every acquired property through the seller's technician, allowing us to thoroughly understand the urban and cadastral status of each estate. This due diligence can be requested by the client upon genuine interest in the property.

The property is registered to a natural person.

Νέος: Ναί  
Κατασκευάστηκε: 2006

## Κοινά

Μέγεθος αυλής: 4907 τ.μ

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/KPMQ-T2547/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2547/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 10094



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