



## Podere Bellavista



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 736,714.74

### Location

Country: Italy  
State/Region/Province: Umbria  
Posted: May 06, 2025

### Description:

In a beautiful panoramic position with 360 degree and very sunny views, we find this characteristic farmhouse completely made of stone. The farmhouse is arranged on three levels, on one side on the east side where the sun rises and on two sides on the west side where the sun sets (towards the hill behind). At the entrance to the farmhouse on the left we find a deep vaulted bread oven, which is still working. The upper floor was completely renovated in 2004 and has a surface area of 100 sqm. The structure is cross-shaped, very simple, built as rural houses once were; expanded as the family grew. The first floor of the property is accessed via the external loggia and consists of: a small rustic terrace with two entrances, from the first there is direct access to the kitchen-dining room in which we find a large fireplace, from the second we find a hallway, a living room, a master bedroom, a bedroom and a bathroom. The ground floor is approximately 120-130 sqm on several levels, once used as a stable and warehouse, partly renovated but to be finished, it is composed of a large living room with fireplace and two accesses to the garden, one to the north and one to the south, two rooms, a boiler room and other rooms. On the north side, joined to the farmhouse, there is a two-storey annex which can also be accessed from one of the two rooms on the ground floor. The east side of the farmhouse, as mentioned, is on three floors, where the cellars and a warehouse for tools and machinery are currently located on the ground floor. The property consists of approximately 27 hectares of land including arable land, copses, chestnut groves and olive groves. Inside the fence there is an agricultural outbuilding used as a garage. Near the fence there is a building ruin with outbuildings of 250 sqm. From north to south the land has a slope that follows the hilly conformation of the place.

The ventilated roof was completely redone in 2005, with the addition of an anti-seismic crown and tie rods to consolidate the corners; However, it maintains its original features, with exposed beams and



terracotta tiles. The first floor was partially renovated in 2004, while renovation work needs to be completed on the ground floor.

The electrical power currently supplied by ENEL is 5 kW. The water is supplied by a proprietary well located at a depth of 85 m which guarantees a continuous supply. The property is equipped with a central wood heating system, already set up for gas connection (3,000 liter LPG tank).

Perfect for agricultural activity or for agritourism activity.

About 4 km from the center and all services, about 16 km from Città di Castello, about 18 km from the Tuscan border.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the customer at the time of a real interest in the property.

The property is registered in the name of a natural person(s) and the sale will be subject to registration tax according to current regulations (see private purchase costs).

Condition: Reformed  
Built: 1500

### **Common**

Lot Size: 266728 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/KPMQ-T1688/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1688/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 8139

