



Le Case Coloniche



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 6,085,530.71

Location

Country: Italy
State/Region/Province: Umbria
City: Deruta
Posted: May 15, 2025

Description:

This beautiful estate includes 3 farmhouses, for a total area of about 1.500sqm: two of them are set on 2 levels, while the third one is set on one level plus large terrace on the roof. The first farmhouse, located on the right in the garden at ground floor, has private access in front of the garden and includes a restaurant (open to the public), professional kitchen, bathroom for clients and staff, dressing room for the staff and storage. Climbing up the external staircase, we get into a wide living room with large fireplace, from which we get to 4 bedrooms (2 triple and 2 double), each with private bathroom. In the head-side of the building, climbing up the stairs, we find a small terrace that serves 2 apartments, each consisting of entrance, kitchenette with sofa bed, bedroom and bathroom. The central farmhouse is composed as follows: at ground floor, on the right we have an apartment with entrance, kitchenette, sofa bed, bedroom and bathroom, on the left another apartment with entrance, kitchenette, sofa bed, bedroom and bathroom, in the middle we have the reception, living room, kitchen and bathroom; on the first floor, on the right we find an apartment with living room, kitchenette, 2 bedrooms and bathroom, on the left there is a large living room with fireplace, connected to 2 double bedrooms with bathroom and 2 triple bedrooms with bathroom. The third building is divided into 4 apartments, each consisting of living room, kitchenette, bedroom and bathroom, 1 more bedroom with bathroom, bar with kitchen and bathrooms for the swimming pool + 2 large porticoes. The property includes a beautiful garden, large swimming pool of 16x7m, playground, five-a-side football field, volleyball field, night lighted football field, 2 agricultural annexes and 122ha of land.

The farmhouses boast open-face brick facades and roof covered with typical tiles. The internal details are particularly well finished: antique cotto pavements, ceilings with wooden beams and tiles, ancient wood



doors and windows, brick arches in the common living room, antique furniture, windowsills with cotto bricks.

The property is ready to move in and is provided with all the necessary utilities. 2 photovoltaic systems supply electricity for both the touristic and the agricultural facilities. The water supply is granted by the town aqueduct + private well for the irrigation of the garden and the other green areas. Telephone, ADSL, wifi. The heating system is fuelled by LPG.

This property is currently used as touristic facility and agricultural business with floriculture system. It could be a small hamlet with 3 farmhouses and an agricultural part to be rented out. The property includes a restaurant with 180 seats (indoor and outdoor). Thanks to the particular irrigation system, the land could host several varieties of crops, like for example hazelnut grove, wheat, etc. Possibility to create a sport centre and to build 1800 cubic metres.

The property is located just a few steps away from Deruta, about 300m from the E45 Cesena-Orte motorway, which leads to Perugia, Todi, Assisi, Lake Trasimeno and to other motorways that bring to the Adriatic coast, to Rome, Florence and Siena. The Perugia airport is 13km away. All the necessary amenities are reachable in maximum 15 minutes.

Great Estate Group, through the owner's specialist, draws up a due diligence on each property, which allows to perfectly know the urbanistic and cadastral situation of every property. The due diligence can be required in case of real interest in the property.

Condition: Reformed
Built: 1800

Common

Lot Size: 1228175 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/KPMQ-T802/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 5600



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