



## Il Grande Fascino nella Val Tiberina



### 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 917,153.19

### Location

Country: Italy  
State/Region/Province: Umbria  
City: Umbertide  
Posted: Jun 07, 2025

### Description:

This beautiful farmhouse of approximately 580 sqm is divided into three apartments: two large ones and one small service apartment. On the ground floor, there is a large apartment consisting of a very spacious open space that includes a kitchen area, a dining area, and a relaxation area, as well as two bedrooms and one bathroom. Also on the ground floor, there is a large storage room with a technical area, and a beautiful communal hall (currently in need of renovation according to your own needs) where you can organize dinners, barbecues, and outdoor aperitifs, served by a door that opens directly onto the garden. Also on the ground floor is the entrance to a small multi-use apartment (for staff or guests), which is spread over two levels: on the ground floor there is a kitchen, a bedroom, and a bathroom; going up to the first floor, there is another bathroom, a study/bedroom, and a living room. The large apartment on the first floor is accessed by a beautiful original stone internal staircase, leading into a very spacious kitchen with a table for dining and breakfast, followed by a very large living room with a dining area. The apartment also includes three bedrooms with bathrooms in one wing, and two bedrooms plus a bathroom in the second wing. The two annexes need to be renovated. The fully fenced garden is about 5,000 sqm, equipped with an underground irrigation system. The property is also equipped with a solar thermal system.

The exterior facades feature high-quality finishes with well-maintained exposed stone, giving an authentic and solid appearance. The load-bearing structures have been completely renovated, ensuring high levels of safety and stability. The interior spaces are rational and functional, with a layout that promotes excellent natural flow between the different areas. The interior finishes are of excellent quality: the floors are made of fine ceramic, carefully finished, while the exposed wooden beams, meticulously restored,



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enrich the rooms with a warm and welcoming character. The wooden window frames, fitted with insulating glass, are perfectly preserved and contribute to the building's thermal efficiency. The seven bathrooms have all been renovated with modern, high-quality materials, featuring sanitary fixtures and coverings with a sober and functional design. The three kitchens, spacious and bright, display excellent quality finishes and a harmonious integration of classic elements with contemporary details. The interior walls and plaster are in excellent condition, with recent, uniform paintwork that enhances the spaces without making them feel heavy. The foundations and roofing, subject to recent interventions, are in perfect condition and ensure durability over time. The outdoor area, although not dominant from a landscape point of view, is well cared for and includes a garden in good overall condition. Overall, the property's state of conservation is optimal thanks to regular and meticulous ordinary and extraordinary maintenance, which enhances the combination of historical architectural elements and modern comforts.

The water system was renovated less than five years ago, ensuring efficiency and safety in water supply. The heating system, also recently updated, uses an efficient pellet boiler that allows for sustainable management of indoor heating. The electrical system has been completely redone recently, guaranteeing a high level of safety and perfect functionality of household systems. The cooling system was installed less than five years ago and ensures a comfortable indoor environment during the hot months. The sewage system has also been updated, ensuring proper disposal of wastewater. The overall energy efficiency is classified as class G, indicating room for improvement in terms of energy savings, but the property is equipped with eco-friendly devices that support responsible resource management. The property is powered by the national electrical grid and features a photovoltaic system that contributes to renewable energy production. Internet connection is supported by a satellite dish that enables stable and fast reception.

The property, with spacious interiors distributed over two levels and a recent renovation, offers multiple possible uses. It can serve as an ideal main residence, thanks to the high level of privacy and the presence of a large well-maintained garden. In addition to residential use, it is perfectly suited to become a charming hospitality structure, such as a B&B or a country house, enhancing the historical context and the proximity to services and leisure facilities.

Access is via an asphalt road and a short stretch of unpaved road less than 500 meters long. From the location of the property, the main communication routes are about 200 meters away, maintaining a balanced mix of convenience and privacy. Nearby, points of interest are easily reachable: 20 minutes from Perugia with its airport, 10 minutes from Città di Castello, 30 minutes from Gubbio, 40 minutes from Assisi and Cortona, as well as 2 hours from Rome and approximately 1 hour and 40 minutes from the Adriatic coast.

The Great Estate group carries out, for each acquired property and through the seller's technician, a technical due diligence that allows us to thoroughly understand the urban planning and cadastral status of each property. This due diligence can be requested by the client at the time of genuine interest in the property.

Condition:	Reformed
Built:	1800

## Common



Lot Size: 5000 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/KPMQ-T1661/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1661/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 8258

