



Dimora dell'Alba Fiorita



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 836,397.57

Location

Country: Italy
State/Region/Province: Umbria
City: Città della Pieve
Posted: Dec 03, 2025

Description:

The property in question includes a charming rustic farmhouse dating back to the 1800s, with a gross living area of approximately 470 sqm spread over two levels. On the ground floor, in addition to the entrance and a porch, there is a kitchen, a pantry used as storage, a bathroom, a large triple living room, a bedroom with an en-suite bathroom, a study, and a utility room. An internal staircase, as well as a second external one, leads to the first floor, where the sleeping area develops, consisting of six bedrooms, all equipped with private bathrooms, and a study. A short distance from the main residence is an annex used as a tool shed. The property is enhanced by a splendid 10 x 5 meter swimming pool with a dedicated gazebo, and a total land area of 0.95 hectares: approximately 0.56 hectares designated as park/garden and the remaining 0.39 hectares as agricultural land, partly arable and partly wooded pasture. The perfectly maintained park/garden is equipped with a lighting system and fully fenced.

The renovation carried out in 2009 introduced significant improvements, including solid wood double-glazed windows, mosquito screens, wooden shutters, and metal security grilles. Armored doors, also made of wood, were installed to ensure a high level of protection and solidity. All interventions were carried out with full respect for the authenticity of the farmhouse, preserving architectural elements of great value such as oak beams and the original brick arches. The property has an energy class D rating.

The property is ready to welcome its new inhabitants, offering comfort and functionality from the very first moment. Fully connected to all main utilities, with compliant and perfectly functioning systems, it ensures uncompromised habitability. Water supply is secured through connection to the public aqueduct, while autonomous LPG heating guarantees warm and inviting environments in every season. A residence



that combines authenticity, safety, and practicality, ready to become an ideal retreat, a holiday home, or a welcoming permanent residence.

Thanks to its strategic location, at the center of the main historic villages of Umbria and Tuscany, including Città della Pieve and the Trasimeno Lake area, the property is perfectly suited for various uses. It can be a splendid holiday home, a large family residence, or a welcoming Bed & Breakfast. Listed in the weekly tourist rental circuit, it can become a solid hospitality business, capable of attracting visitors seeking tranquility, nature, and authenticity.

The farmhouse is located a few kilometers from Città della Pieve, a charming medieval town nestled in lush, unspoiled countryside where history, culture, and art blend in a setting of rare beauty. The location is also perfect for reaching some of the most sought-after destinations in Umbria and Tuscany: the Terme di Chianciano, for moments of relaxation; Lake Trasimeno, ideal for outdoor activities and exceptional gastronomic experiences; and enchanting villages such as Cetona (17 km), Chiusi (19 km), Orvieto (37 km), and the vibrant city of Perugia (42 km). A privileged setting that combines tranquility, scenic beauty, and convenient access.

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

The property is registered to an individual(s) and the sale will be subject to registration tax according to current regulations (see purchase costs from private parties).

Condition: Reformed
Built: 1841

Common

Lot Size: 9550 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/KPMQ-T2395/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 10118



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

