



Borgo Il Poeta



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 2,249,621.04

Location

Country: Italy
State/Region/Province: Umbria
City: Umbertide
Posted: Jan 12, 2026

Description:

Nestled in the tranquility of the Umbrian hills, this charming historic village, developed around a 16th-century military tower and meticulously restored in 2016, now stands as a prestigious, fully operational hospitality estate. Its approximately 1,200 sqm of interior space unfolds within a private 4-hectare estate, surrounded by manicured gardens and centuries-old olive groves. The complex comprises six independent residences: four interconnected houses in the central body and two cottages, totaling 15 bedrooms, all equipped with air conditioning, and 15 bathrooms. Each unit features a private entrance, fully equipped kitchen, bright living areas, and private outdoor spaces. The interiors are captivating, as the conservation-focused restoration has enhanced the typical elements of traditional Umbrian farmhouses, such as antique terracotta floors, restored wooden beam ceilings, stone walls, and original representative fireplaces. Every room harmoniously blends historical ambiance with contemporary comfort, creating a perfect balance of hospitality, functionality, and charm. The village layout retains its medieval imprint intact: arched loggias, terraces overlooking the valley, stone courtyards, and ancient staircases create a suggestive and theatrical atmosphere, ideal for exclusive hospitality experiences. The jewel of the property is the Santa Lucia chapel, dating back to 1707, impeccably preserved and restored, currently used for intimate ceremonies and weddings. Completing the estate is an enchanting garden leading to a panoramic swimming pool with solarium, barbecue and relaxation areas immersed in greenery, a tennis court to be restored, a fitness room, and a spacious carport parking area equipped with 10 kW photovoltaic panels. The entire complex is accessible via a private road with an automated gate, leading to the characteristic internal square paved with terracotta. Currently, the village operates successfully as a luxury boutique retreat, offering short-term rentals and exclusive stays with high profitability.



The property was fully restored in 2016 using high-quality materials: exposed stone masonry both inside and outside, antique wooden beams, original terracotta tiles, and handmade terracotta flooring. The period fireplaces are fully functional. The S. Lucia chapel has been restored and is available for private ceremonies.

The property, accessible via a private road with an automated gate, offers a carport parking with a 10kW photovoltaic system and independent services for each unit, all already connected to utilities such as water, electricity, GPL heating, and internet connection. All rooms are equipped with air conditioning. Water supply is ensured by the municipal network, and there are two wells for irrigation. It also features a swimming pool with solarium, a tennis court (in need of renovation), a fitness area, barbecue spaces, and relaxation zones.

The property lends itself to multiple uses; currently, with its 4 spacious apartments and 2 cottages, it hosts a high-end hospitality business already established, boasting a loyal clientele and excellent reviews. It is also ideal as a venue for private events and ceremonies, another ongoing activity, thanks to the charming S. Lucia chapel. Being a small village, it is also an interesting option to consider as a shared project among friends or family to create a private paradise just steps from all amenities. Finally, it represents an excellent opportunity for traditional residential use, with the potential to generate rental income from part of the property.

The hamlet is located in a panoramic and peaceful position, just a few minutes from Città di Castello and Umbertide. Perugia is reachable in just 40 minutes, as well as the Trasimeno Lake oasis. Assisi and Cortona are about 50 minutes away. Florence and Rome are approximately an hour and a half by car. The Perugia international airport is about 40 minutes away.

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

Property registered to a company; the seller is available not only for the sale of the real estate property but also for the transfer of all company shares.

Condition: Reformed
Built: 1500

Common

Lot Size: 35526 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/KPMQ-T2409/?utm_camp



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